



Stump Cross Road Wath-Upon-Dearne Rotherham S63 7SJ
Guide Price £260,000

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GUIDE PRICE £260,000-£270,000 * FREEHOLD * Viewing is highly recommended of this three bedroom bay fronted semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing ample off-road parking, uPVC double glazing and gas central heating. The property has been modernised and renovated by the current owners including a new kitchen, new windows, new flooring, redecorated and a new boiler. The property is situated on this popular residential road close to local amenities, excellent transport links and schools.

Tastefully decorated in neutral tones, the extremely well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. Access into the lounge, dining room and the extended kitchen. The lounge has a bay window with bespoke shutters, while a feature of the room is the media wall with built-in electric fire and fitted shelving. The dining room has a large window looking onto the rear garden. The kitchen has a modern range of units with contrasting worktops which incorporate the ceramic pot sink with mixer tap. Integrated appliances include a double electric oven, five ring hob with extractor above along with housing and plumbing for a washing machine, American style fridge freezer and the housed gas boiler. There is larger unit, rear composite door and a Velux window and rear window with bespoke fitted blinds allowing natural light.

From the entrance hall, a staircase rises to the first floor landing with access into a boarded loft space via pull-down ladders, the three bedrooms and the bathroom. The principal bedroom has a bay window with bespoke blinds and a new range of fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three has a front window with bespoke blinds. The stylish bathroom has a four piece suite bathroom with a large walk-in shower, bath with shower attachment, WC and wash basin.

- MODERNISED & RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE WITH BAY WINDOW & MEDIA WALL
- DINING ROOM & KITCHEN
- STYLISH FOUR PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- FREEHOLD
- CLOSE TO AMENITIES & SCHOOLS
- EXCELLENT TRANSPORT LINKS





OUTSIDE

To the front is a driveway which continues down the side of the property providing ample off-road parking. A gate opens to the fully enclosed rear garden which has a wooden decked area, Indian stone patio and lawn. Small garden shed.

LOCATION

Located in the ever-popular area of Wath and close to local amenities, excellent transport links and schools.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 98.4 sq. metres (1058.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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