

HUNTERS®

HERE TO GET *you* THERE



Avenue Road

Wath Upon Dearne, S63 7AG

£120,000 - £130,000



- TWO/THREE DOUBLE BEDROOM TERRACE PROPERTY
- STUNNING DECOR
- PLENTY OF STORAGE SPACE
- DOWNSTAIRS WC
- GCH DG / EPC RATING: E

- MODERN FIXTURE AND FITTINGS
- GENEROUS DIMESIONS THROUGHOUT
- CELLAR
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: A

Tel: 01709 894440

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GUIDE PRICE £120,000 - £130,000.

A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE OF WATH UPON DEARNE SITS THIS SPECTACULAR, PICTURE PERFECT TWO BEDROOM PLUS ATTIC ROOM TERRACE PROPERTY. Boasting modern fixture and fittings, sumptuous décor, generous dimensions throughout and ample on street parking. Close to all local amenities with Wath village a short walk away offering supermarkets, local business and public houses, surrounded by reputable schools, with good transport links either via road or rail to Rotherham, Barnsley, Doncaster and Sheffield. Property briefly comprises of lounge, dining room, kitchen, cellar, downstairs WC, two double bedrooms, attic room and family bathroom. VIEWINGS ARE A MUST!!

LOUNGE

12'1" x 19'0" including bay window (3.68 x 5.79 including bay window)

Stepping through a stunning double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, having a front facing large double glazed bay window filling the room with natural light making this the perfect design for the principle reception room. Comprising of wooden flooring, wall mounted radiator with telephone point and ariel point in place. Further door leading straight into the dining room with stairs rising to the first floor.

DINING ROOM

12'2" x 13'1" (3.71 x 3.99)

Beautifully designed dining area with uPVC window looking out into the rear garden. Matching wooden flooring as living area. Comprising of wall mounted radiator with plenty of space for a dining table and chairs. Further doors leading straight into the kitchen area creating the perfect space for entertaining family and friends. Further door leading down into the cellar.

KITCHEN

7'1" x 17'7" narrowing to 14'6" (2.16 x 5.36 narrowing to 4.42)

You really appreciate the added benefits created by this brilliant, exquisite kitchen. Being well designed, benefiting with high end appliances and tiled flooring with under floor heating. The kitchen consists of wall and base units adding plenty of storage with complimentary work surface over, under counter plumbing, ceramic sink and drainer with matching mixer tap. Plenty of added extras including built in four ring electric hob with extractor fan over and integrated electric double oven. Double glazed window with internal doors leading to large storage cupboard and handy downstairs WC with external door leading straight into the rear garden.

DOWNSTAIRS WC

7'1" x 2'10" (2.16 x 0.86)

A handy addition to any busy household, comprising low flush wc and wall mounted wash hand basin. Partially tiled with wall mounted radiator and frosted uPVC window to the rear elevation.

CELLAR

A perfect room to do as you wish, if being used for

extra storage or turned into man/woman cave. Extra insulation recently been added with power and lighting.

LANDING

From the spacious landing doorways lead to both double bedrooms and family bathroom. With neutral décor, carpet flooring and further stairs leading up into the splendid attic room.

BEDROOM ONE

13'3" x 12'2" (4.04 x 3.71)

A sumptuous large master bedroom dazzling with beautiful décor. Having laminate flooring, wall mounted radiator and uPVC window to the rear elevation. Plenty of space for bedroom furniture.

BEDROOM TWO

10'9" x 14'0" including bay window (3.28 x 4.27 including bay window)

A further double bedroom filled with natural light through the impressive large uPVC bay window. Modern décor with laminate flooring and wall mounted radiator.

BATHROOM

10'10" x 5'1" (3.30 x 1.55)

An elegant family bathroom, fully tiled in serene, earthy tones, fitted with three piece suite. Comprising of three piece white suite with panelled bath with hand held shower, white ceramic sink, low flush WC and uPVC frosted window. Extra bonuses of chrome towel rail and handy storage cupboard.

ATTIC ROOM

19'8" x 16'3" (5.99 x 4.95)

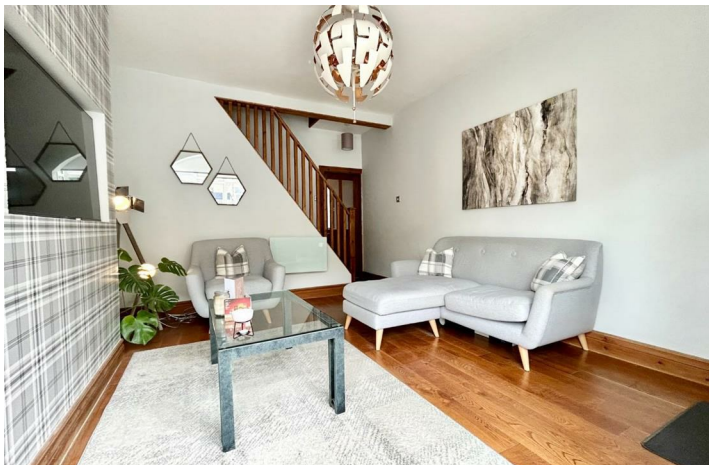
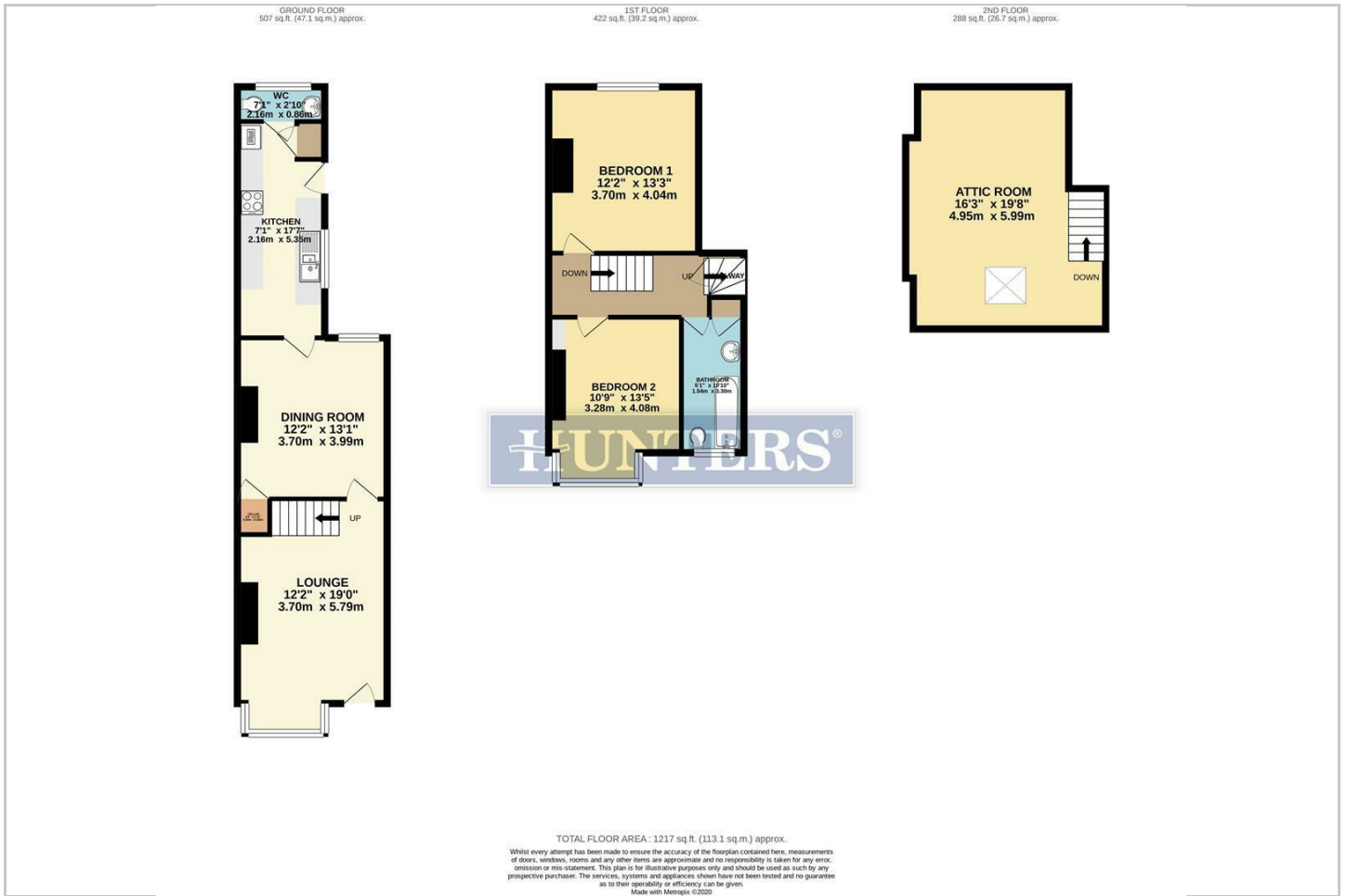
Adding further wow factor to this home is the sizeable attic room. Comprises of neutral décor, carpet flooring and Velux style window to the rear filling this room with natural light.

EXTERIOR

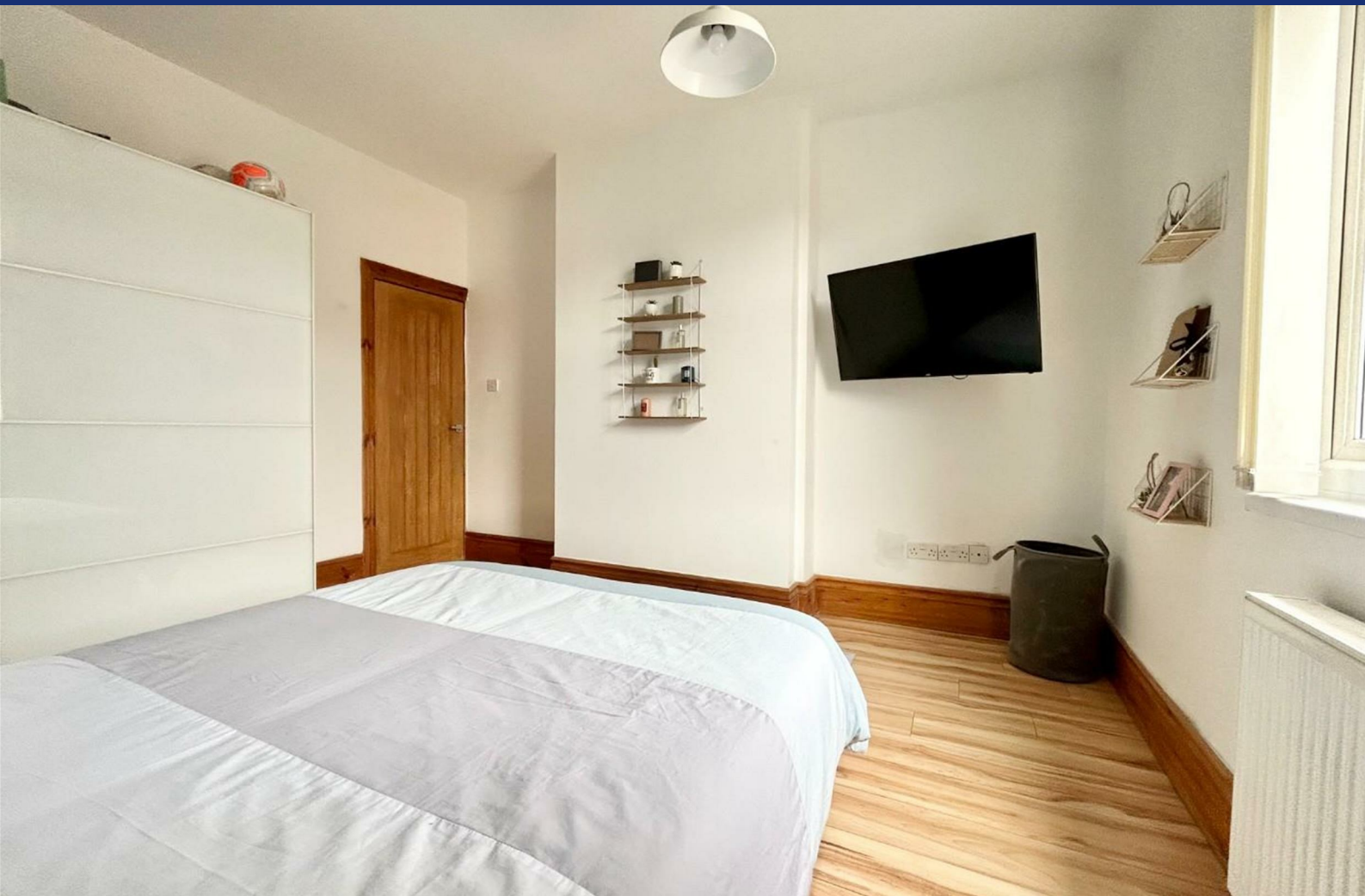
The front of the property offers ample on street parking with access to the front door and small easy to maintain garden.

To the rear of the property is a fully enclosed yard, benefiting from a small decked area perfect for sitting and unwinding in the summer months.

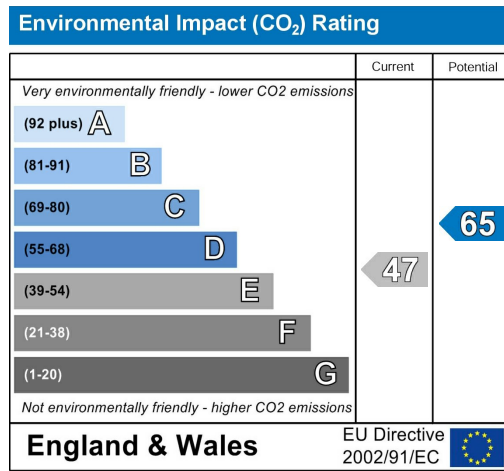
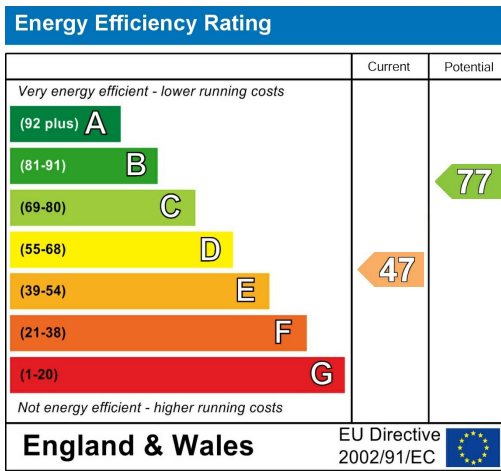
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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