



Whitworth Lane

Wath-Upon-Dearne, Rotherham, S63 6FS

Guide Price of £180,000 - £190,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- GENEROUS DIMENSIONS
- OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC
- SOUGHT AFTER LOCATION
- MODERN FIXTURES AND FITTINGS
- GOOD COMMUTE LOCATION
- GCH DG
- COUNCIL TAX BAND: B

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PROUD TO MARKET THIS BEAUTIFULLY PRESENTED, STYLISH THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON A LEAFY SOUGHT AFTER ESTATE IN MANVERS, WATH-UPON-DEARNE, close to an array of local amenities, surrounded by reputable schools, a stones throw from the local wildlife park & reservoir as well as Wath lake, close to the M1 and A1 and benefiting from good public transport routes to Rotherham, Doncaster, Barnsley and Sheffield. The property boasts generous dimensions, modern features throughout, stylish décor, a sizeable beautiful rear garden and off road parking. Briefly comprising entrance hall, downstairs WC, kitchen/diner, lounge, three bedrooms and family bathroom. Must be seen to be appreciated...book now to avoid disappointment!

ENTRANCE

Through a composite door leads into this delightful property. Welcoming area offering plenty of space for the family's coats and shoes. Comprising of laminate flooring leading straight into the Kitchen Dining area with doors leading to the Lounge and Downstairs WC.

KITCHEN DINING ROOM

A stylish and generously sized kitchen/diner offering an array of cream wall and base units providing plenty of storage space, spot lighting, integrated five ring gas hob and extractor fan over, integrated stainless steel electric oven, integrated microwave, integrated tall fridge and freezer, integrated dishwasher, under counter space and plumbing for washing machine and built in granite bowl kitchen sink with flexible tap. Having laminate flooring with wall mounted radiator and plenty of space for kitchen dining table benefitting with large uPVC bay window filling the room with natural sources of light creating the perfect place to sit and enjoy family meals.

LOUNGE

Step inside the light and airy living space, flooded in natural light through uPVC windows and French uPVC doors opening out directly onto the garden creating a great social space. Comprising of modern décor, newly laid grey carpet flooring, wall mounted radiator and aerial point/ telephone point in place. Carpeted stairs leading to the first floor landing.

DOWNSTAIRS WC

A handy addition to any busy household, comprises of low flush WC, wall mounted hand basin, wall mounted radiator and extractor fan in place.

LANDING

The spacious layout continues having neutral décor, carpet flooring with doors leading to all three bedrooms, family bathroom and large storage cupboard.

BEDROOM ONE

A sumptuous master bedroom, boasting a plenty of room for bedroom furniture. Stylish décor with carpet flooring, wall mounted radiator and two uPVC windows to the front elevation. Added bonus of large built in wardrobe with sliding doors providing that extra storage space we all crave.

BEDROOM TWO

A sizeable second bedroom with plenty of room for adding storage. Comprising of carpet flooring with wall mounted radiator and uPVC window overlooking the rear garden.

BEDROOM THREE

Good sized third bedroom comprising of carpet flooring, wall mounted radiator and uPVC window over looking the rear garden.

BATHROOM

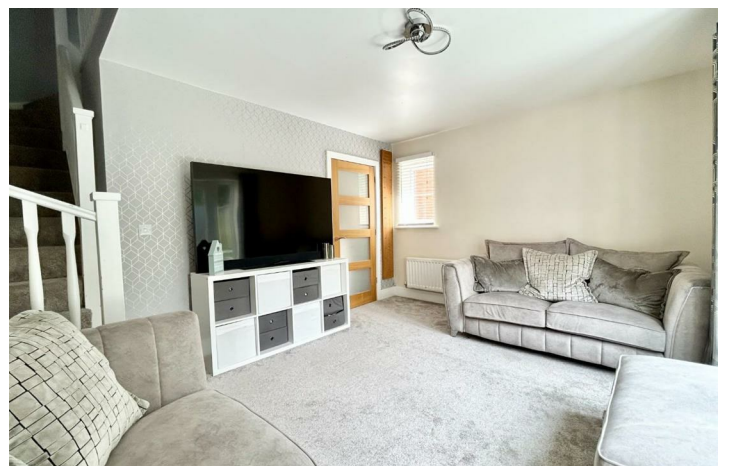
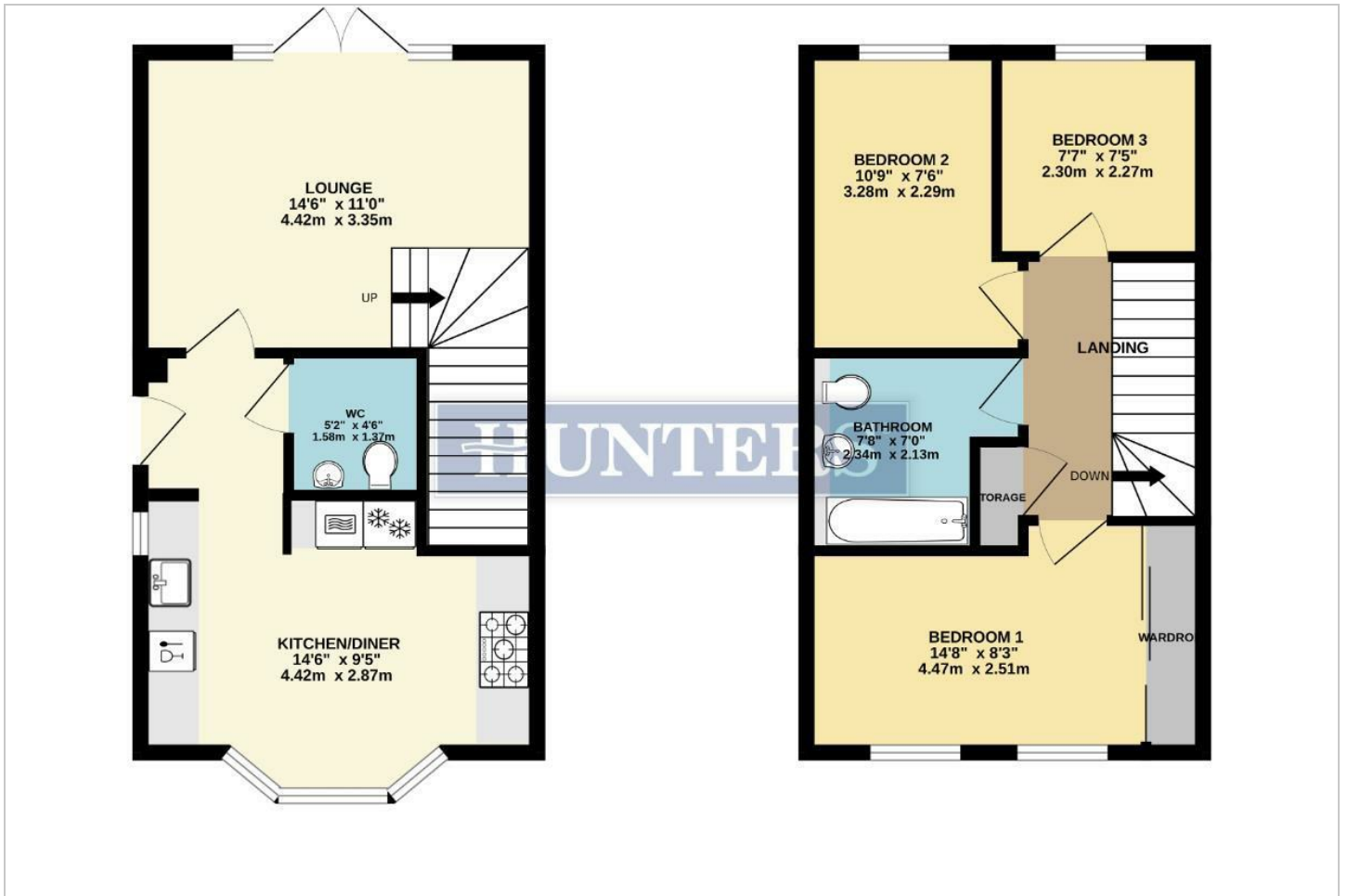
A beautifully presented large family bathroom with three piece suite. Comprising of low flush WC, floating vanity unit with wash hand basin over and white panelled bath with shower over and glass screen. Partially tiled walls with inset spot lighting, chrome towel rail and uPVC window.

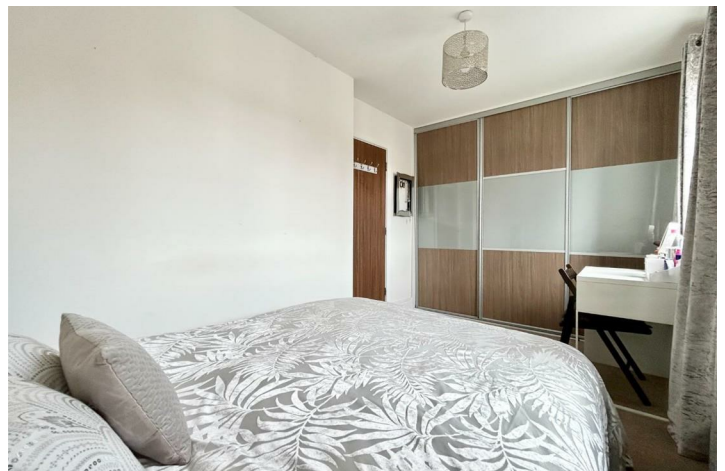
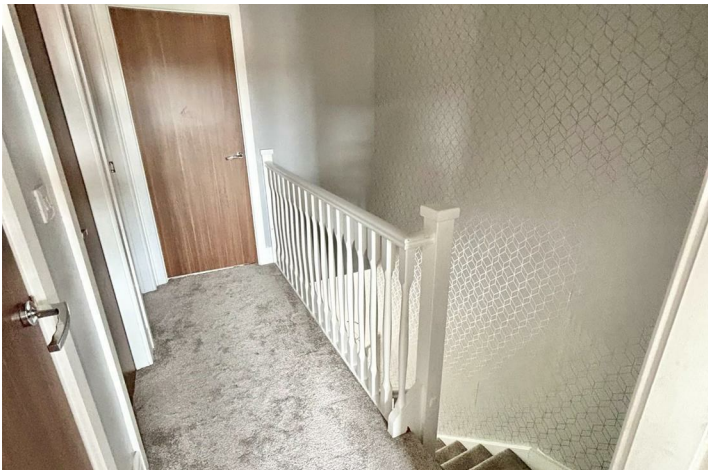
EXTERIOR

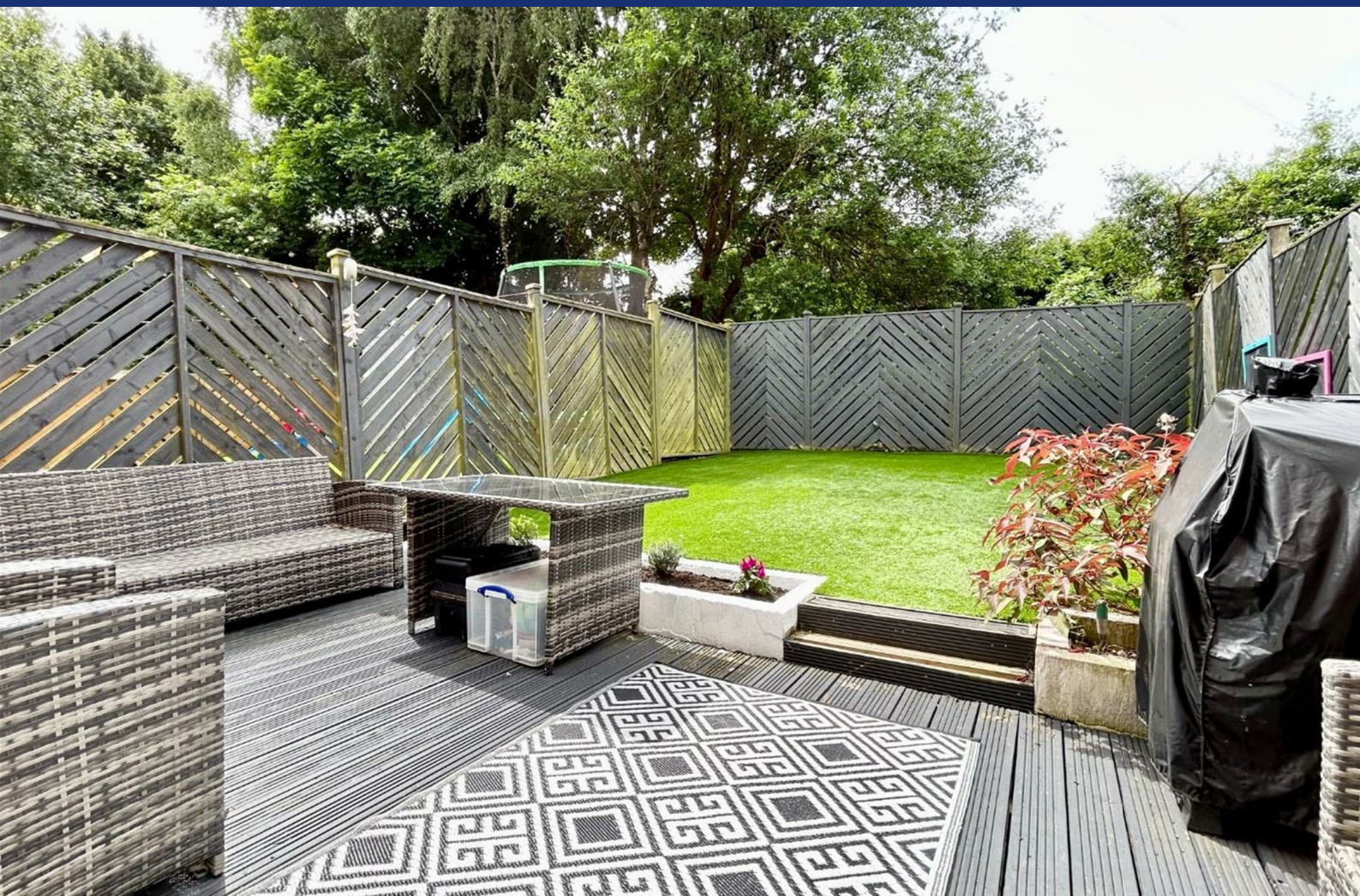
The front of the property has great kerb appeal, benefitting of double driveway offering off road parking for two vehicles. Slabbed pathway leading to the Entrance Door down side of the property with extra bonus of a EV charging point in place.

At the rear of the property is a well maintained and fully enclosed south facing garden. Benefitting from low maintenance artificial grass with professional drainage underneath, with the added addition of a an underground bottle cooler with extra benefit of drainage. Beautiful decked patio area making this a perfect place for seating in the summer months with fencing surrounding the garden.

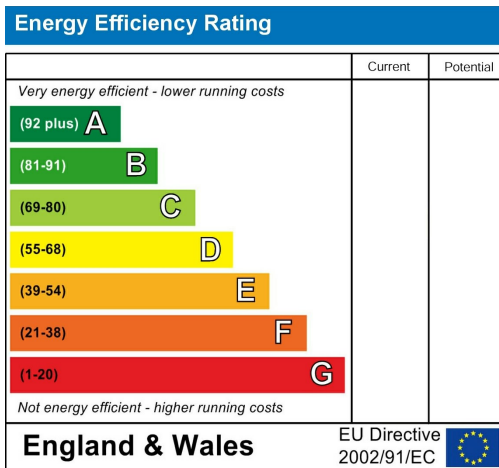
Floorplan







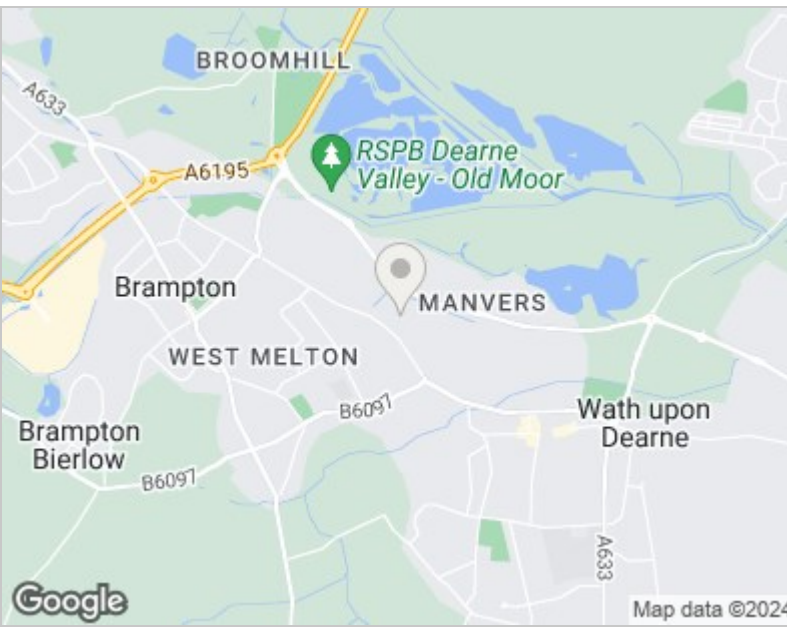
Energy Efficiency Graph



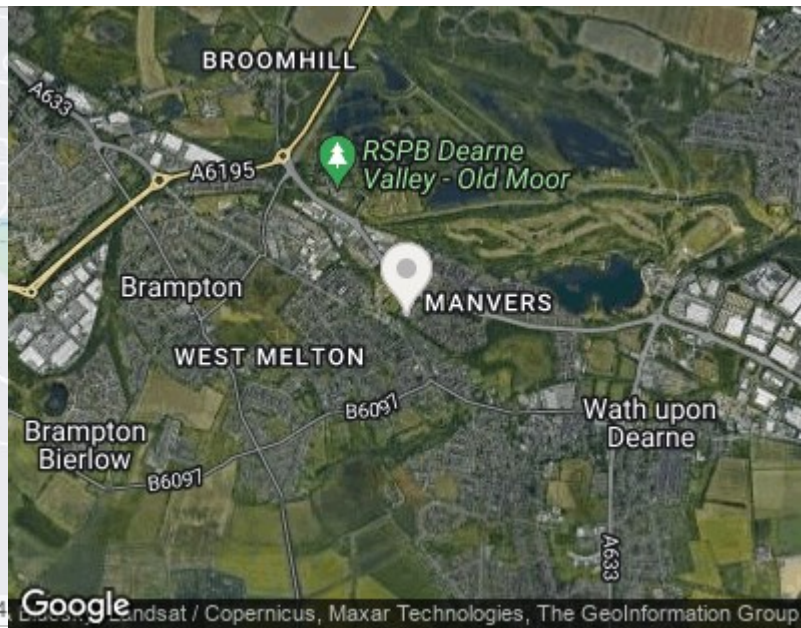
Viewing

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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