



## Festival Road

Wath-Upon-Dearne, Rotherham, S63 7HJ

Guide Price £180,000 - £190,000

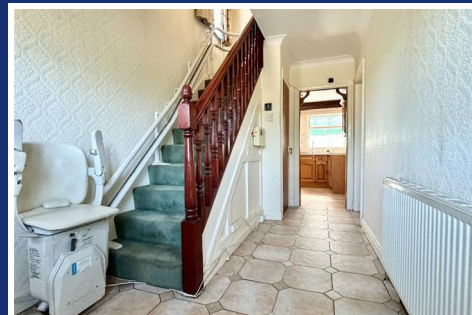


- THREE BEDROOM SEMI DETACHED PROPERTY
- ENCLOSED REAR GARDEN WITH POND
- GOOD COMMUTE LOCATION
- EPC RATING: D
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: B

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A VERY SOUGHT AFTER AREA, NOT TO BE MISSED!!! New to the market is this three bedroom semi detached property which is situated on a very generous plot providing a large rear garden and off road parking. Plenty of scope to extend if needed.

Having large hallway, lounge, dining room, kitchen, conservatory to the ground floor. The 1st floor comprises three good sized bedrooms, WC and a family Bathroom.

With good transport links being close by to the A1, M1, M18, Rotherham, Sheffield, Barnsley and Doncaster. The property is also located in close to proximity to two popular secondary schools and also local primary schools in Wath upon Dearne.

## ENTRANCE HALL

Roomy entrance hall being a great space for a cloakroom. With stairs rising to the first floor and doors leading to the kitchen and dining area.

## LOUNGE

13'11 x 13'00 including bay window (4.24m x 3.96m including bay window)

A cosy living space, neutrally decorated for a relaxed and cosy feel with gas fire and wall mounted radiator. Aerial point in place with open doorway leading into the dining area making this a great social space to entertain family and friends. Carpet flooring with plenty of space of extra furniture and large uPVC window to the front exterior.

## DINING ROOM

13'04 x 12'04 (4.06m x 3.76m)

Perfect room to sit and enjoy a nice family meal. Having carpet flooring, wall mounted radiator with uPVC French doors leading into the conservatory.

## KITCHEN

7'11 x 9'02 (2.41m x 2.79m)

Hosting an array of wall and base units providing storage space, complimentary work surfaces over, plumbing and space for washing machine and space for fridge freezer and free range cooker. Easy to clean tile flooring with uPVC window allowing natural sources of light. Further door leading into the conservatory.

## CONSERVATORY

An extra addition to this home being parted into two separate rooms. Bringing the outdoors in and allowing you to enjoy the garden and the views all year round. Having uPVC French doors leading directly out on to the enclosed garden.

## PORCH

Plenty of room for extra storage if needed with further door leading to the enclosed rear garden.

## LANDING

A roomy landing with doors leading to all three bedrooms, family bathroom and separate WC.

## BEDROOM ONE

13'01 x 13'00 including bay window (3.99m x 3.96m including bay window)

Generously sized master bedroom with large built in wardrobes providing that extra storage a family needs, with wall mounted radiator, carpet flooring and large uPVC bay window to the front.

## BEDROOM TWO

12'10 x 12'05 (3.91m x 3.78m)

A further good sized double bedroom with wall mounted radiator and uPVC window to the rear elevation.

## BEDROOM THREE

7'11 x 8'10 (2.41m x 2.69m)

Single bedroom having carpet flooring with wall mounted radiator and uPVC window to the front elevation.

## BATHROOM

10'10 x 9'09 (3.30m x 2.97m)

House bathroom with three-piece suite, comprising of panelled bath, shower cubicle and pedestal sink. Partially tiled walls with frosted double-glazed window and wall mounted radiator.

## WC

4'10 x 2'07 (1.47m x 0.79m)

Handy for any busy household benefitting of low flush WC and frosted uPVC window.

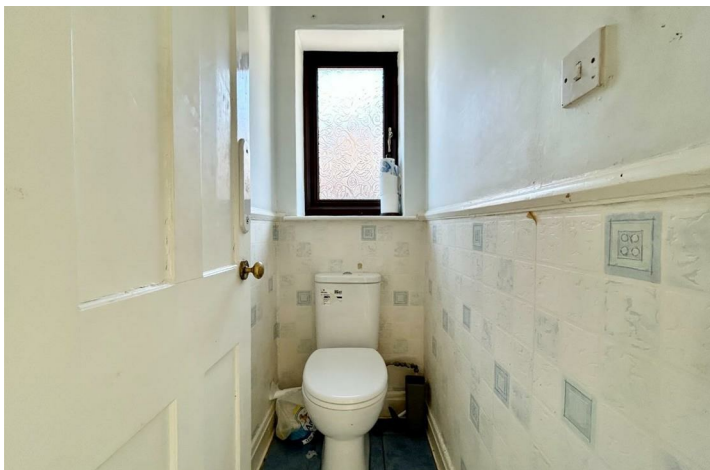
## EXTERIOR

The front of the property has great curb appeal, having its very own driveway providing off road parking with access to front entrance door.

To the rear of the property is a fully enclosed rear garden. Established with trees and plants creating splashes of colour and having its very own pond. Plenty of scope to make the perfect place to sit and unwind in the summer months.

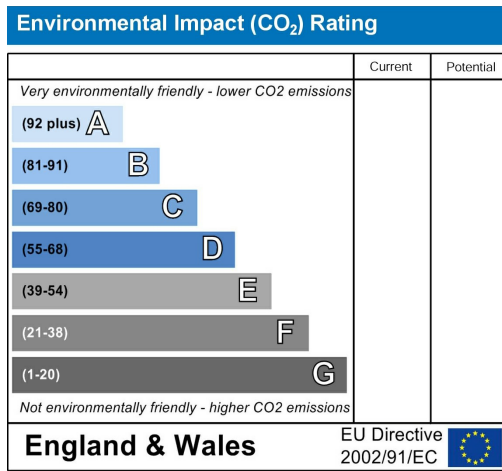
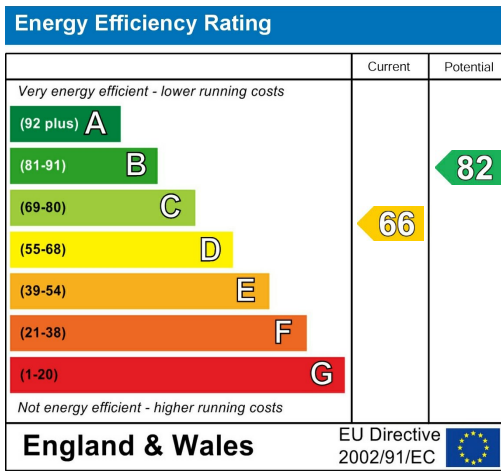
Floorplan







### 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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