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Mere View

Wath-Upon-Dearne, S63 6FL

Offers In The Region Of £190,000



- THREE BEDROOM END TOWNHOUSE
- OFF ROAD PARKING WITH DRIVE AND DETACHED GARAGE
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER MANVERS ESTATE
- COUNCIL TAX BAND B

- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- EPC RATING C

Tel: 01709 894440

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Nestled in the sought-after Manvers Estate in Wath-upon-Dearne, Rotherham, this charming three-bedroom end townhouse at Mere View is a gem waiting to be discovered. With no upward chain, this property offers a hassle-free move into a modern space with generous dimensions throughout.

The convenience of off-road parking, a garage, and an enclosed garden adds to the allure of this lovely home, providing both practicality and a touch of outdoor tranquillity. Whether you're looking for a cozy family abode or a comfortable space to entertain friends, this property ticks all the boxes.

Don't miss the opportunity to make this house your home and enjoy the best of what this vibrant community has to offer. Book a viewing today and step into the welcoming atmosphere of Mere View - your future awaits!

Entrance Hall

Via a side decorative uPVC door this opens into the spacious and welcoming entrance hall, neutrally decorated with stairs rising to first floor, wall mounted radiator and doors to the down stairs WC, kitchen/diner and living room.

WC

4'10" x 3'09" (1.47m" x 1.14m")

Handy addition to any busy household this room comprises of low flush WC, wash hand basin, wall mounted radiator and frosted uPVC window to the side elevation.

Kitchen/Diner

14'06" to 10'06" x 10'08" (4.42m" to 3.20m" x 3.25m")

The real hub of the home is the sizable kitchen/diner, an ideal spot to entertain family and friends, having an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, integrated under counter fridge as well as washing machine, ample room for a large dining table, wall mounted radiator and uPVC bay window to the front filling this room with natural light.

Living Room

14'06" x 11'06" (4.42m" x 3.51m")

Really bringing the outdoors in is the light and airy living space, having uPVC window the side as well as uPVC French door opening to the garden at the rear making this room feel like it has extended space, coal effect fire gives the room not only a focal point but a cosy feel for those cooler months, wall mounted radiator, aerial point in place and further door leading to under stairs storage cupboard finishes this room.

Landing

Landing having access to loft hatch, and all doors lead to bedrooms and bathroom.

Bedroom One

14'06" x 10'02" (4.42m" x 3.10m")

Generously sized master bedroom drenched in natural light from two UPVC windows facing the front, ample room to add storage and furniture if needed with wall mounted radiator to finish.

Bedroom Two

11'05" x 6'02" (3.48m" x 1.88m")

Another good sized bedroom, neutrally decorated with wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'06" x 8'03" (2.59m" x 2.51m")

Roomy third bedroom or great home office this room has wall mounted radiator and uPVC window to the rear.

Bathroom

6'02" x 5'05" (1.88m" x 1.65m")

Perfect spot to relax and unwind the family bathroom is tiled for easy clean, having three piece suite in white comprising of low flush WC, pedestal wash hand basin and bath with shower over, heated towel rail and frosted uPVC window to the side elevation.

Exterior

The front of the property oozes kerb appeal, located within a cul-de-sac this end town house have decorative railed front with well maintained drive leading up to the detached garage, path gives access to entrance door and gate leading to rear garden.

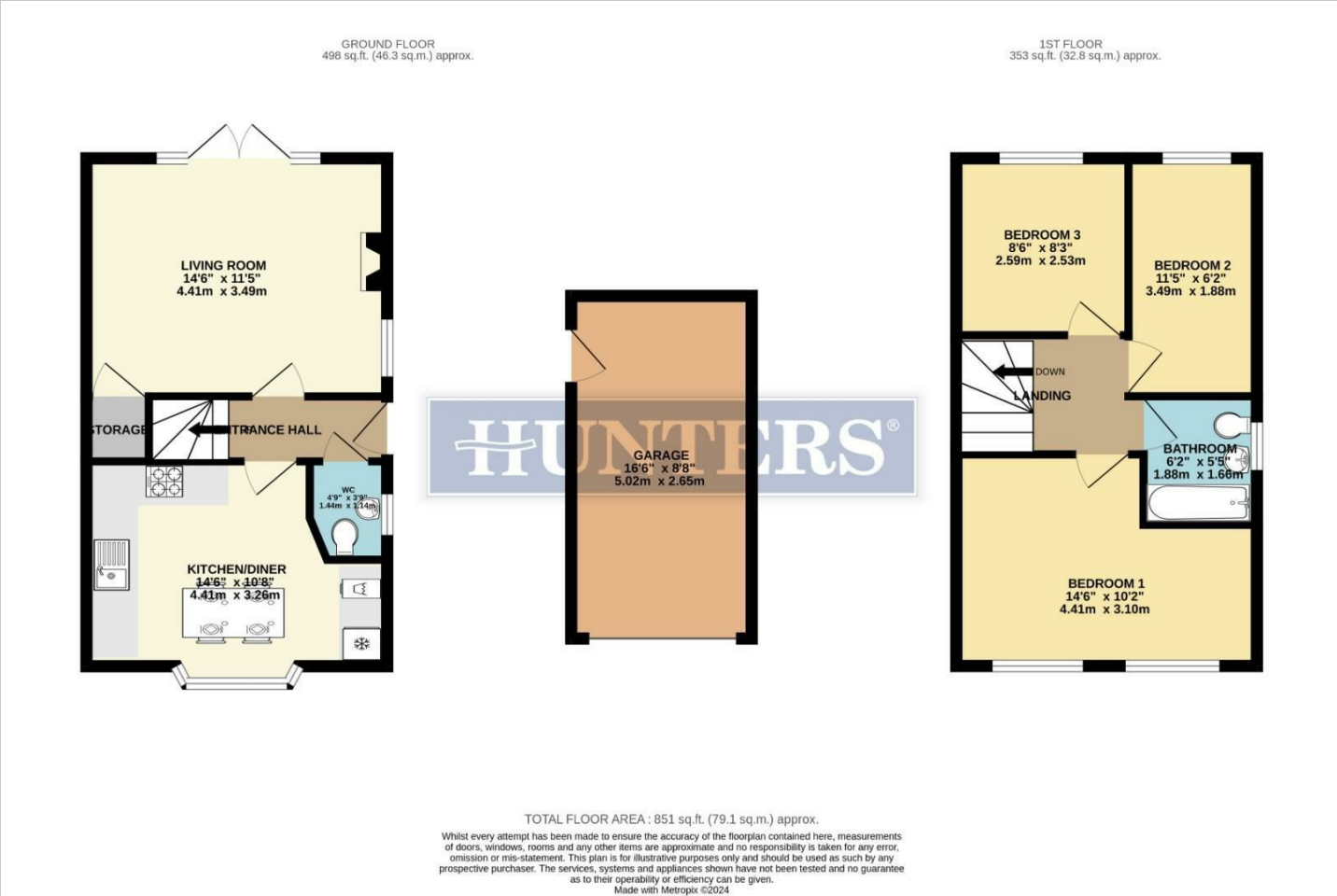
The rear is a fully enclosed garden, partly paved ideal for seating in the summer months leading to a lawn area and uPVC door gives further access to the garage, this is a space all the family can enjoy.

Garage

16'05" x 8'08" (5.00m" x 2.64m")

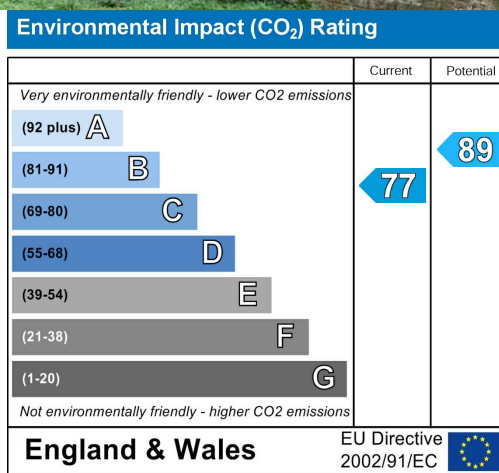
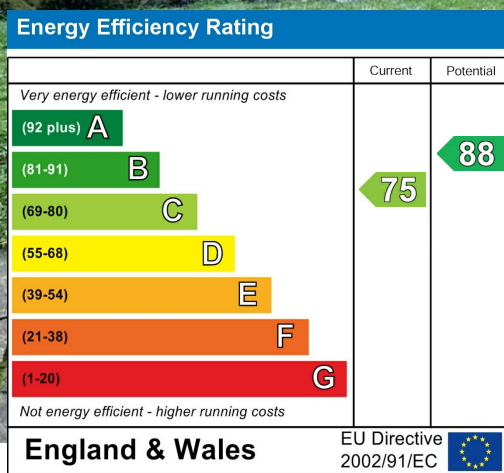
The detached garage has an up and over door to the front as well as uPVC side door, the garage provides extra off road parking or that extra storage we all crave, having power and lighting.

Floorplan





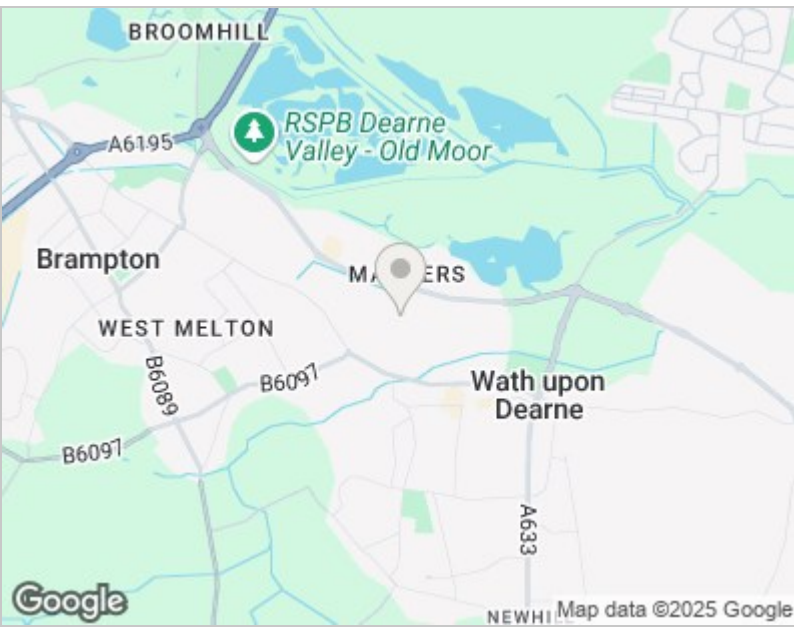
Energy Efficiency Graph



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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