

HUNTERS[®]

HERE TO GET *you* THERE



Dorward Avenue

Wath-Upon-Dearne, Rotherham, S63 7FT

Offers In The Region Of £160,000

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- THREE BEDROOM MID TERRACE
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- EPC RATING TBC
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND B

Tel: 01709 894440

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Nestled in the sought-after estate of Manvers, on Dorward Avenue in Wath-Upon-Dearne, Rotherham, this charming three-bedroom mid-terrace house is a gem waiting to be discovered. Boasting modern fixtures and fittings throughout, this property offers a perfect blend of style and comfort.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The generous dimensions of this room provide endless possibilities for creating your own cosy haven.

The property features three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office. With two bathrooms, mornings will no longer be a hassle, ensuring everyone can get ready with ease.

One of the standout features of this property is the off-road parking, a convenience that is highly sought after in this day and age. Additionally, the enclosed rear garden provides a private outdoor space where you can unwind and enjoy some fresh air.

Situated close to Manvers Lake and local amenities, this home offers the perfect balance between tranquillity and convenience. With no upward chain, the opportunity to make this house your own is within reach.

Don't miss out on the chance to own a piece of this desirable neighbourhood. Book a viewing today and envision the endless possibilities that this property holds for you and your family.

Entrance Hall

Via a uPVC front entrance door this leads directly into the roomy hallway with under stairs storage ideal for shoes, carpeted stairs rising to first floor landing and doors leading to living area and downstairs WC.

Downstairs WC

7'00" x 2'11"

Handy addition to any busy household, comprising of low flush WC and wash hand basin.

Kitchen Area

9'08" x 17'

Open plan kitchen area leading directly into the living room making this space the hub of the home, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, with integrated electric oven and four ring hob with extractor fan over, space and plumbing for washing machine, splash back tiles, uPVC window to the front and wall mounted radiator.

Living Area

15'10" x 10'

Bright and airy living space with uPVC French doors opening into the enclosed rear garden filling this room with natural light. Neutrally decorated with wall mounted radiator, aerial and telephone point in place.

Landing

From landing doors lead to all three bedrooms and family bathroom.

Bedroom One

12'06" x 10'05"

An exquisite master bedroom boasting plenty of space providing the extra storage space we all crave, neutral décor, carpet flooring, wall mounted radiator and front facing uPVC window. Further doors leading to private ensuite and handy storage cupboard.

En-suite

5'06" x 7'07"

Perfect for the grown ups of the household. Completed with low flush wc, wash hand basin and shower unit with frosted uPVC window to the front and wall mounted radiator.

Bedroom Two

9'02" x 10'04"

A good sized double room comprising of carpet flooring, wall mounted radiator and uPVC window to the rear.

Bedroom Three

6'11" x 7'

Single bedroom having carpet flooring, wall mounted radiator and uPVC window to the rear elevation.

Bathroom

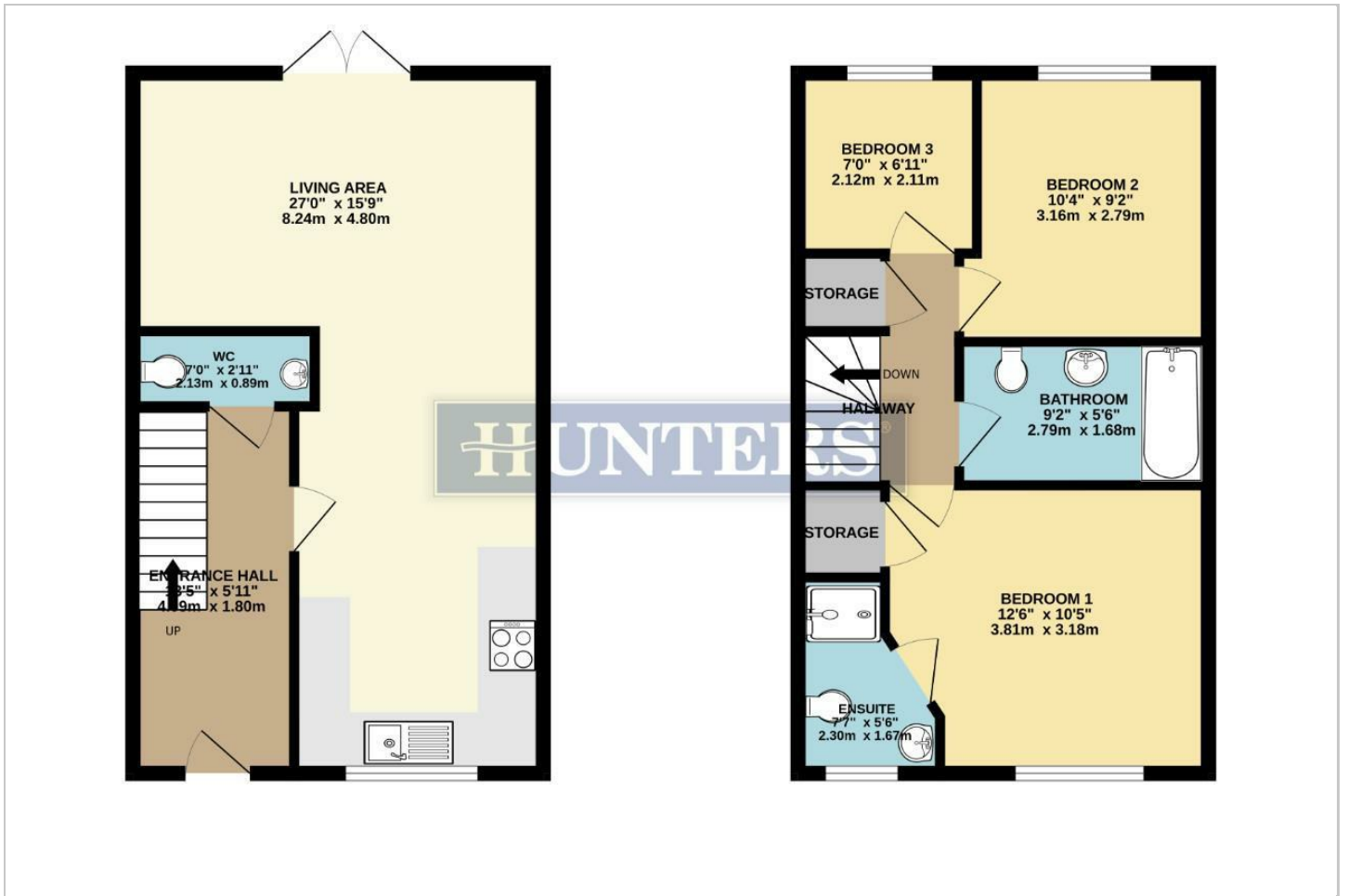
9'02" x 5'06"

Generous sized family bathroom in white comprising of low flush WC, pedestal wash hand basin and panelled bath with manual shower over, splash back tiles to walls with wall mounted radiator and extractor fan in place.

Exterior

The front of the property has great kerb appeal, having driveway providing off road parking for two vehicles with access to the front entrance door. To the rear of the property is a fully enclosed, easy to maintain rear garden. Complete with slabbed patio area, creating the perfect spaces for entertaining in the summer months. Partially laid to lawn area with fencing to the boarder.

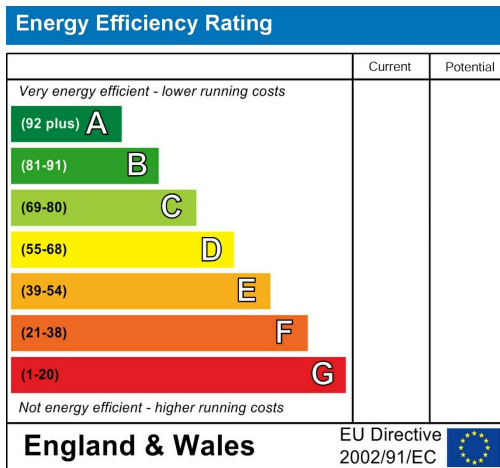
Floorplan







Energy Efficiency Graph

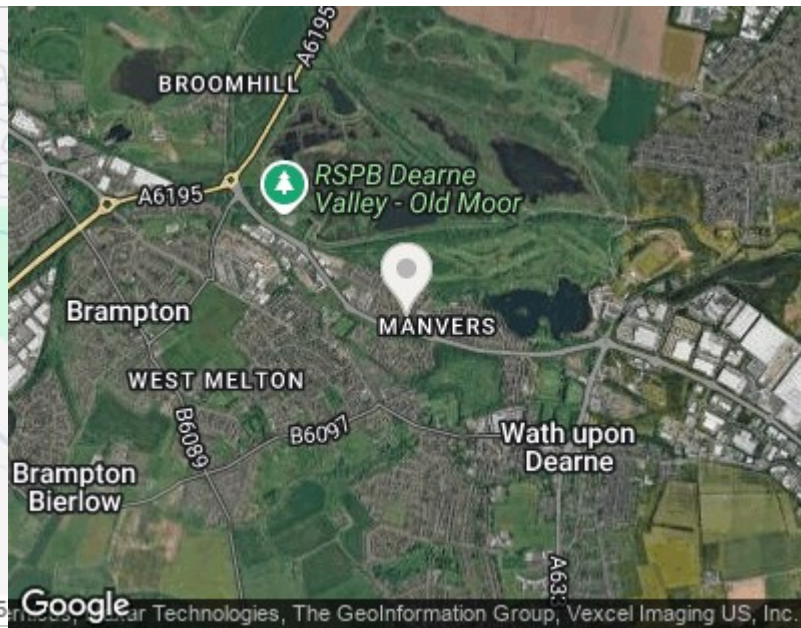
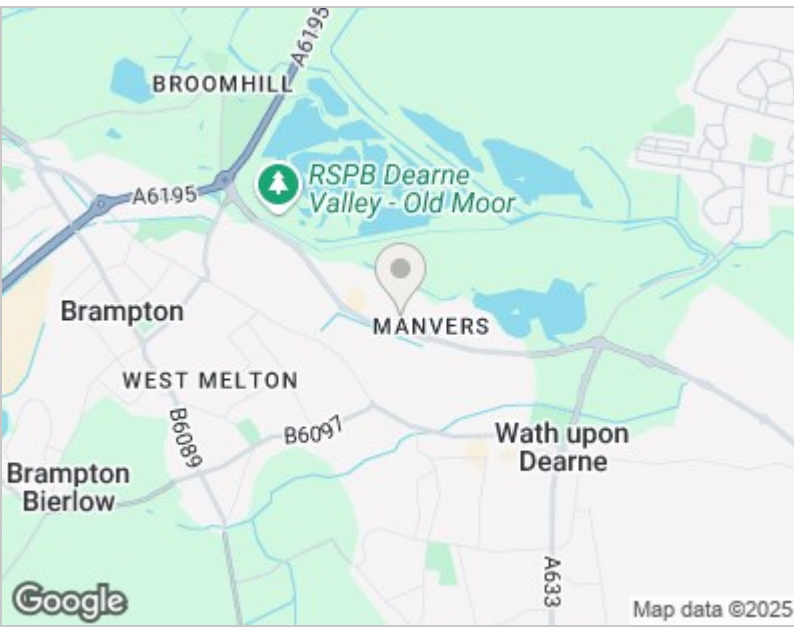


Viewing

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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