



Rotherham Road

Wath upon Dearne, Rotherham, S63 6AD

Guide Price £100,000 - £110,000



- TWO BEDROOM TERRACED PROPERTY
- MODERN DECOR
- ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- EPC RATING: D

- POPULAR AREA
- GENEROUS DIMENSIONS
- OFF ROAD PARKING TO THE REAR
- LEASEHOLD
- COUNCIL TAX BAND: A

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CALLING ALL FIRST TIME BUYERS. AVOID MISSING OUT ON THIS SPACIOUS TWO BEDROOM TERRACE PROPERTY LOCATED IN THE SOUGHT AFTER VILLIAGE OF WATH UPON DEARNE.

Boasting modern fixture and fittings, exquisite décor, generous dimensions throughout and enclosed rear gardens. Close to all local amenities and local Wath village being a short distance offering supermarkets, local business and public houses, surrounded by reputable schools, with good transport links either via road of rail to Rotherham, Barnsley, Doncaster and Sheffield. Property briefly comprises of lounge, kitchen dinning area, two bedrooms hosting built in wardrobes and four piece suite family bathroom. VIEWINGS ARE A MUST!!

ENTRANCE HALL

Stepping through a grey front entrance door leads straight into the entrance hall. Perfect place to take of those muddy wellies, with carpet staircase rising to first floor and door leading straight into the Lounge area.

LOUNGE

10'07" x 12'01" (3.23m x 3.68m)

This spacious living area is full of character, centred around the chimney breast with coal effect gas fire, which gives a great focal point to the room. Filled with natural light via a front facing window whilst being decorated in modern tones with carpet flooring. Having wall mounted radiator, ariel point in place and further door leading into the Kitchen/Diner.

KITCHEN DINING ROOM

14'00" x 13'02" (4.27m x 4.01m)

Adding the wow factor to this property is this beautiful, well designed modern kitchen diner. With its modern, roomy feel this well designed kitchen comprises of an array of wall and base units providing plenty of storage space, contrasting work surface over with matching sink and stainless steel mixer tap over,. Comprising of integrated four ring gas hob with electric oven, extractor fan fitted over, integrated fridge freezer, integrated dishwasher and integrated washing machine. Benefiting from splash back tiles to walls with easy to clean vinyl flooring, uPVC window to the rear as well as a uPVC rear entrance door opening into the garden. Further door leading into the handy understairs cupboard providing further storage space.

LANDING

Neutrally decorated landing with door leading to both bedrooms and family bathroom.

BEDROOM ONE

10'07" x 12'01" (3.23m x 3.68m)

An exquisite master bedroom boasting a full wall length of built in wardrobes with mirrored sliding doors creating that extra storage space we all crave. Neutral décor with wall mounted radiator with carpet flooring and uPVC window to the front exterior. Further door accessing handy storage cupboard located in the corner.

BEDROOM TWO

7'09" x 9'11" (2.36m x 3.02m)

A further good sized bedroom having built in double sliding door wardrobe, wall mounted radiator, carpet flooring and uPVC window to the overlooking the rear garden.

BATHROOM

13'02" x 9'05" narrowing to 5'10" (4.01m x 2.87m narrowing to 1.78m)

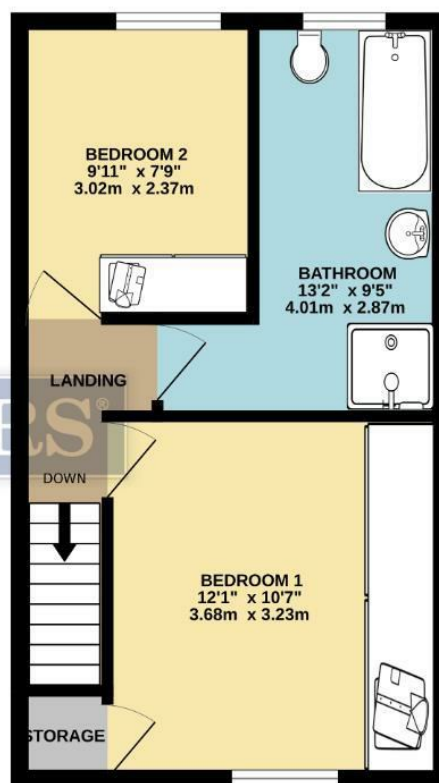
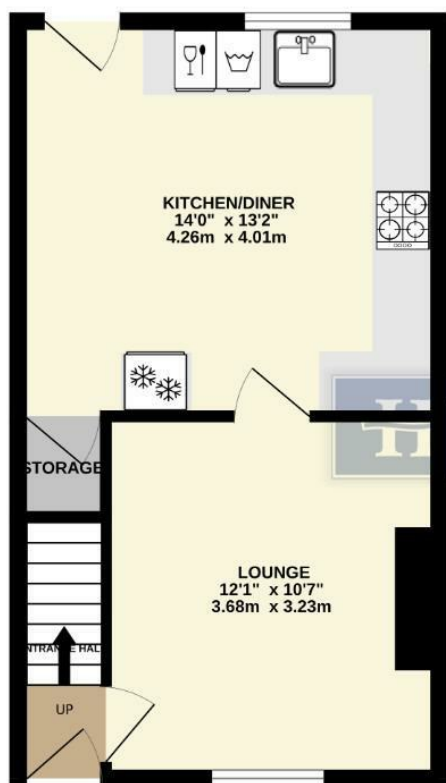
A beautifully presented, large contemporary family bathroom. Comprising of four piece white suite with panelled bath, shower cubicle with glass screening, white ceramic sink, low flush WC and uPVC frosted window. Partially tiled walls with tiled flooring and wall mounted radiator.

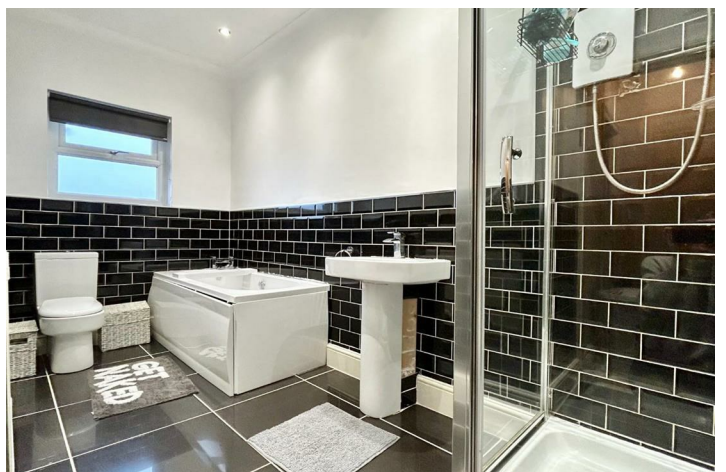
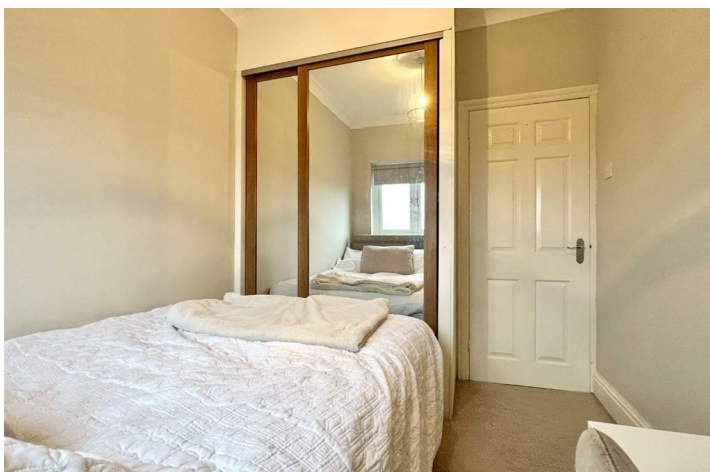
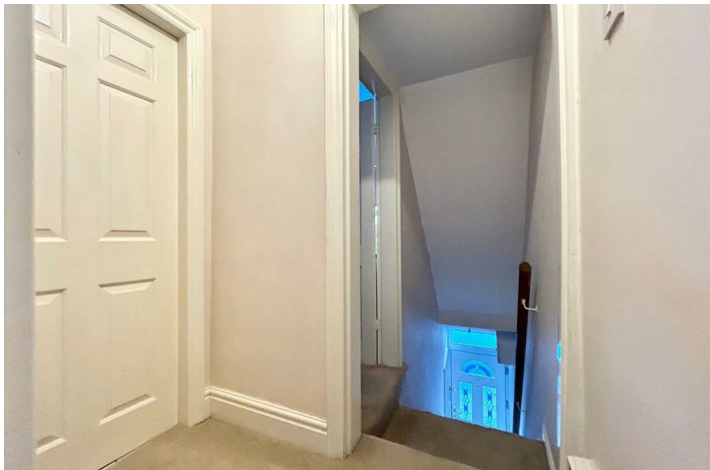
EXTERIOR

The front of the property offers ample on street parking with easy to maintain front yard with hedging providing privacy and access to the front door.

To the rear of the property is a fully enclosed garden, mainly laid to lawn benefiting from a slabbed patio area as well as a wooden decked seating area creating plenty of space for entertaining in the summer months or the perfect place to sit and unwind in the summer months. Brick built building proving extra storage with wooden gate access off road parking at the back of the property.

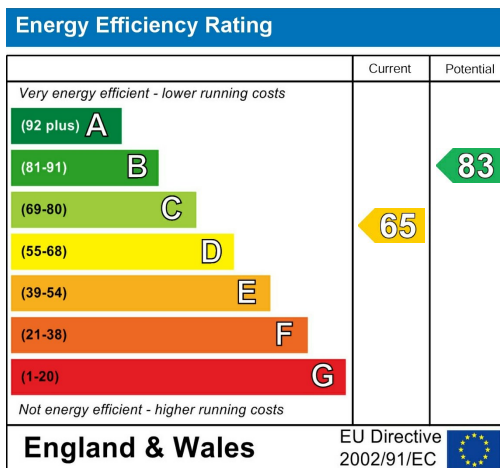
Floorplan







Energy Efficiency Graph



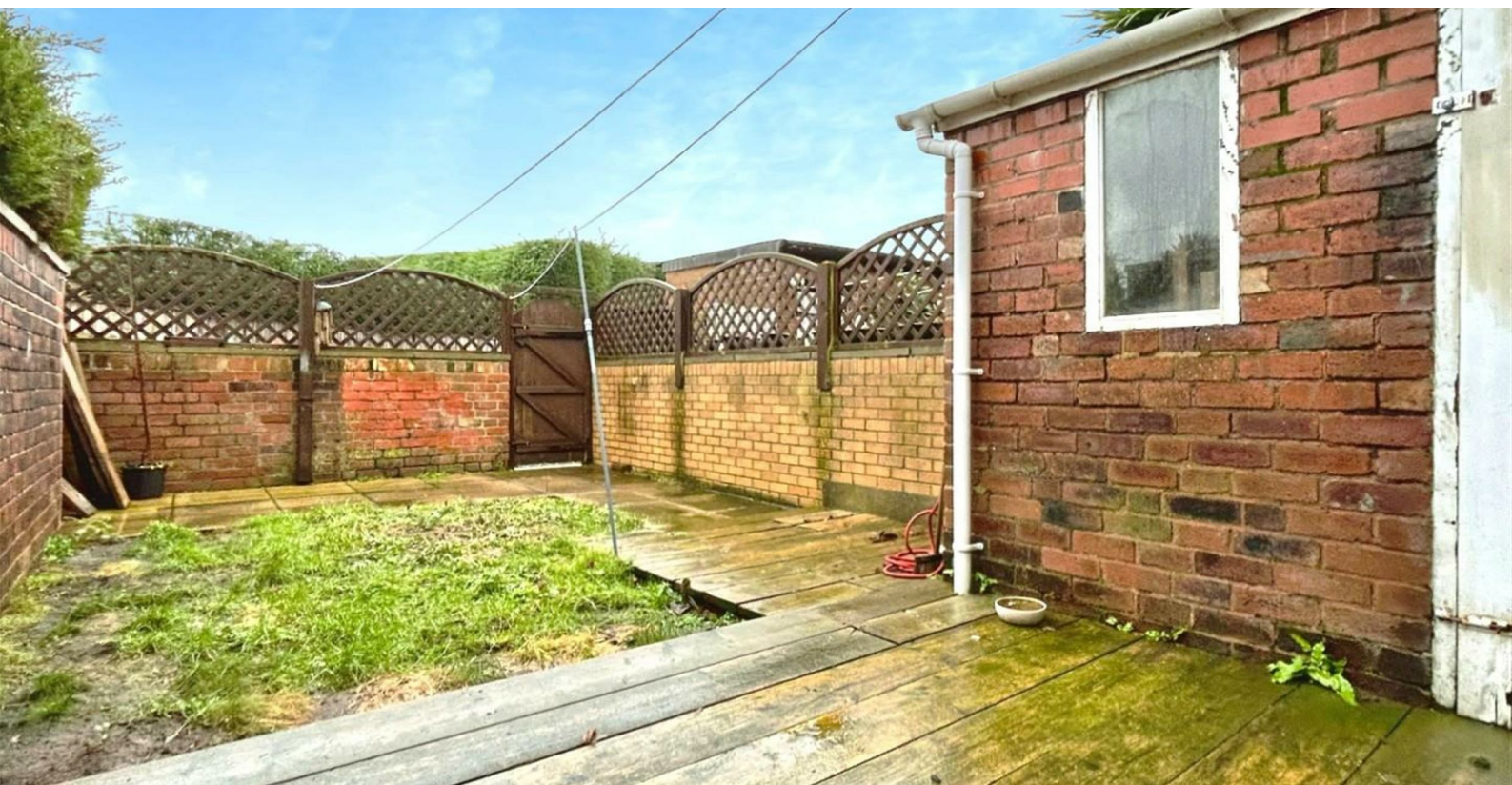
Viewing

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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