



Burman Road

Wath-Upon-Dearne, S63 7NG

Offers In The Region Of £160,000 -
£160,000



- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC

- NO UPWARD CHAIN
- NEWLY REFRUBISHED
- POPULAR LOCATION
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on Burman Road in the charming area of Wath-Upou-Deare, this newly refurbished three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. Spanning an impressive 883 square feet, the property boasts generous dimensions throughout, ensuring ample space for comfortable living.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation and entertaining. The property features a well-appointed bathroom as well as WC, catering to the needs of a busy household. Each of the three bedrooms is thoughtfully designed, providing a peaceful retreat for rest and rejuvenation.

One of the standout features of this home is the off-road parking, which adds convenience and ease to your daily routine. The enclosed rear garden offers a private outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, there are possibilities to extend the property, allowing you to tailor it to your specific needs and preferences.

Situated in a popular location, this residence is conveniently close to all local amenities, including shops, schools, and parks, making it an ideal choice for families. With no upward chain, this property is ready for you to move in and make it your own. Do not miss the chance to view this delightful home that combines modern living with a welcoming atmosphere.

Entrance Hall

Via a uPVC front entrance door this opens into the roomy and welcoming entrance hall, ideal for coats and shoes, having laminate flooring, wall mounted radiator, neutral décor, stairs rising to first floor with under storage and doors leading to WC, lounge and kitchen/diner.

WC

2'9" x 5'3" (0.84m" x 1.60m")

Handy addition to any busy house hold this room comprises of low flush WC and wash hand basin with under storage, decorative splash back tiles, laminate to floor and frosted uPVC window to the front elevation.

Lounge

13'5" x 11'8" to 10'6" (4.09m" x 3.56m" to 3.20m")

Light and airy living space, decorated in neutral tones, carpet to floor, wall mounted radiator and uPVC window to the front.

Kitchen/Diner

18'9" x 10'9" to 10'1" (5.72m" x 3.28m" to 3.07m")

The real hub of the home is the bright and spacious kitchen/diner, having two uPVC windows to the rear filling this room with natural light, newly fitted modern kitchen with an array and wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, having ample room for a large dining table making this the ideal spot to entertain, the kitchen also houses the property's combi boiler, with laminate to floor, wall mounted radiator and part glass/uPVC door opening to the rear.

Landing

The roomy landing has uPVC window to the side elevation, decorated in neutral tones, carpet to floor, access to loft hatch and doors leading to all bedrooms and bathroom.

Bedroom One

14'2" x 10'6" (4.32m" x 3.20m")

Generously sized master bedroom with ample

space to add storage and furniture, with carpet to floor, neutral décor, wall mounted radiator and uPVC window to the rear.

Bedroom Two

10'00" x 10'9" to 9'7" (3.05m" x 3.28m" to 2.92m")

Another good sized double bedroom with carpet to floor, neutral décor, wall mounted radiator and uPVC window to the front.

Bedroom Three

7'7" x 8'1" (2.31m" x 2.46m")

Spacious single or great home office this room has carpet to floor, neutral décor, wall mounted radiator and uPVC window to the front.

Bathroom

7'8" x 7'9" (2.34m" x 2.36m")

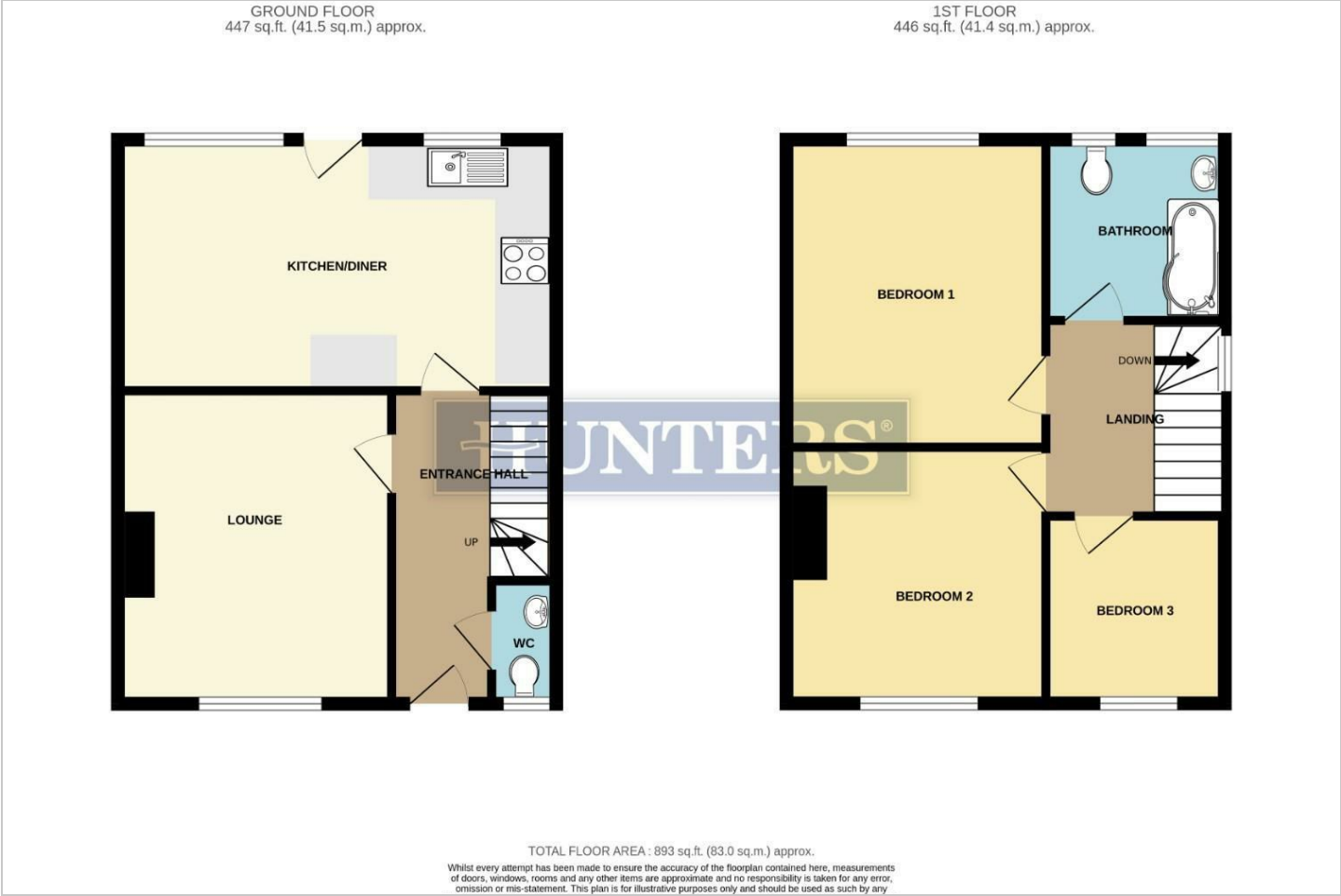
The sleek newly fitted family bathroom is the perfect place to relax and unwind, comprising of p shaped bath and electric shower over with glass screen in place, low flush WC, wash hand basin, chrome heated towel rail, tiles to both walls and floor giving a stunning finish but making sure this is easy to clean, two frosted uPVC windows to the rear fill the space with natural light.

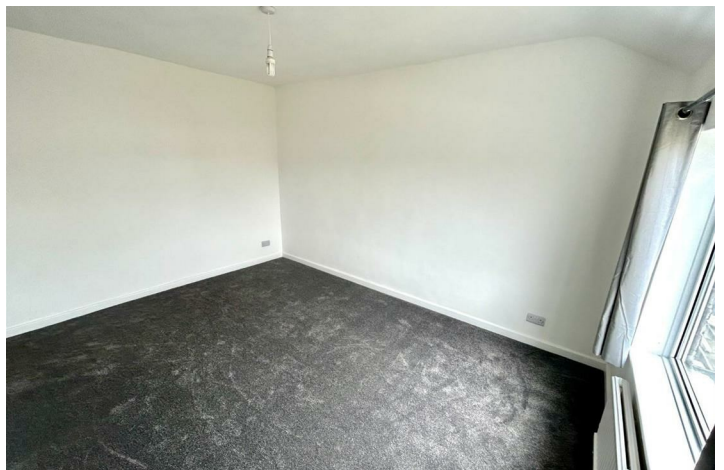
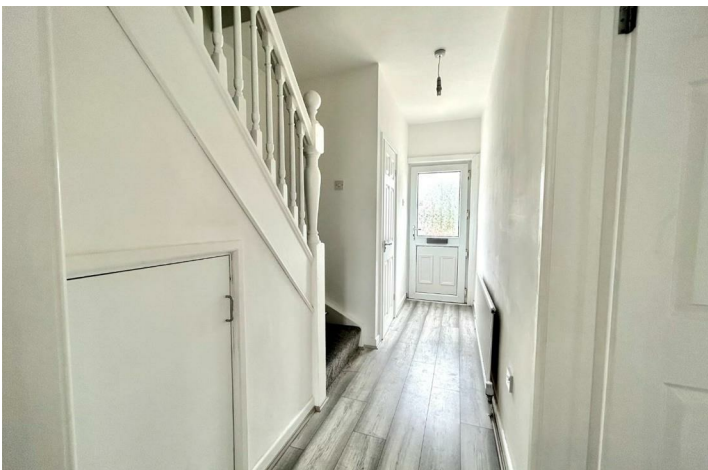
Exterior

The front of the property offers an expansive driveway for secure off road parking and leads down the side of the home to the rear, possibilities of extensions are a cert with the space on offer, a lawn area then sits to the front adding a splash of colour and path leads to front entrance.

At the rear is a large fully enclosed rear garden, partly laid with decorative pebble for low maintenance as well as making a great spot for seating and enjoying the warmer months, leading to a lawn that all the family can enjoy, extra bonus of outside tap and electric points.

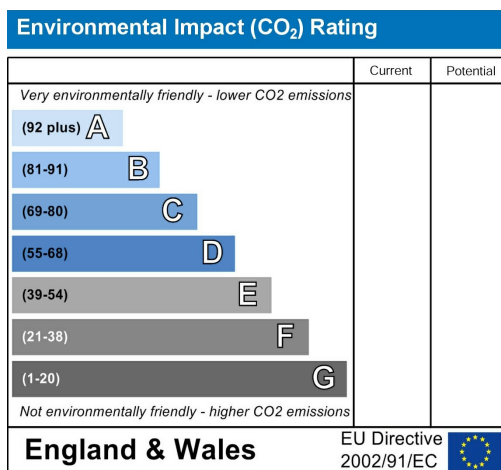
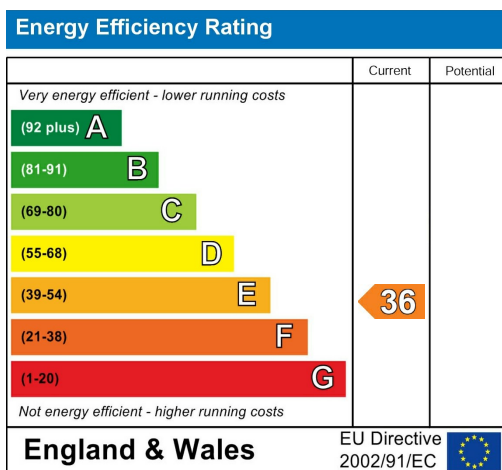
Floorplan







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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