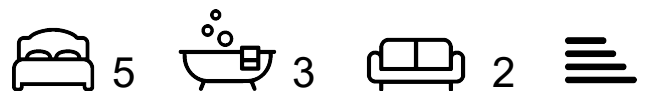




Tolson Walk

Wath-Upon-Dearne, S63 7EG

Asking Price £230,000



- LARGE FIVE BEDROOM END TERRACE PROPERTY
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND D

- DETACHED GARAGE
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- CLOSE TO ALL LOCAL AMENITIES
- DG/ GCH
- EPC RATING TBC

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Nestled in the desirable area of Tolson Walk, Wath-Upon-Dearne, this impressive end terrace house offers a spacious and comfortable living environment. Built in 2008, the property boasts a generous 1,744 square feet of well-designed space, making it an ideal family home.

With five bedrooms and an office, this residence provides ample room for both relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to ensure that every corner of the home is utilised effectively.

One of the standout features of this property is the off-road parking, complemented by a detached garage, providing convenience and security for your vehicles. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues.

Situated in a sought-after estate close to Mavers Lake, this home is not only surrounded by natural beauty but also benefits from proximity to local amenities. Residents will find shops, schools, and recreational facilities within easy reach, making daily life convenient and enjoyable. Additionally, the property is well-positioned for commuting, ensuring that travel to nearby towns and cities is straightforward.

In summary, this large five-bedroom end terrace property on Tolson Walk presents an excellent opportunity for those seeking a spacious family home in a vibrant community. With its generous dimensions, modern features, and prime location, it is sure to appeal to a wide range of buyers.

Entrance Hall

16'3" x 5'5" (4.95m" x 1.65m")

A black panelled composite front door leads into the entrance hallway with wooden flooring, neutral décor, stairway leads to first floor with white painted wooden banisters, doors then lead to kitchen/diner, downstairs W/C and under stairs storage cupboard.

Downstairs WC

7'6" x 2'7" (2.29m" x 0.79m")

A handy addition to any busy household, with a low flush WC, wash hand basin, wall mounted radiator, wooden floor and neutral décor to finish.

Kitchen/Breakfast Room

16'1" to 8'2" x 14'8" to 6'5" (4.90m" to 2.49m" x 4.47m" to 1.96m")

Step inside the real hub of this home, the spacious and well designed kitchen/breakfast room. The kitchen consists of a range of wall and base units adding plenty of storage with complimentary work surface over, stainless steel sink and mixer tap with plenty of added extras including integrated four ring gas hob with extractor fan over, electric oven, space and plumbing for washing machine, large uPVC sliding doors overlooking the garden and wall mounted radiators, further internal sliding doors then open into the dining room.

Dining Room

11'7" x 8'6" (3.53m" x 2.59m")

Perfect spot to enjoy those family meals or entertain guests is the spacious dining room, comprising of wooden floor, neutral décor, wall mounted radiator and uPVC window to the front finishes this space.

Landing

Landing having wall mounted, stairs rising to second floor and all doors lead to living room, bedroom five, the office and family bathroom.

Living Room

14'8" x 12'6" (4.47m" x 3.81m")

Having a rear facing large double glazed sliding door with Juliet balcony filling the room with natural light making this the perfect designed room for relaxing with your feet up, neutral décor with carpet flooring, wall mounted radiators, aerial point and plenty of room for extra furniture.

Bedroom Five

9'8" x 7'7" (2.95m" x 2.31m")

Roomy double with neutral décor, wall mounted radiator and uPVC window to the front elevation.

Office

6'4" x 6'4" (1.93m" x 1.93m")

Great bonus to this home is the office/study, could be a dressing room or play room is wanted, having wooden flooring, neutral décor, wall mounted radiator and uPVC window to the front.

Bathroom

7'6" x 5'1" (2.29m" x 1.55m")

Perfect spot to relax and unwind is the family bathroom, comprising of low flush WC, pedestal wash hand basin and bath with shower over and shower screen in place, neutral décor, splash back tiles to walls and chrome heated towel rail.

Landing

From landing stairs rise to third floor, with wall mounted radiator and doors leading to bedrooms two, three and four as well as airing cupboard.

Bedroom Two

14'8" x 11'0" to 6'3" (4.47m" x 3.35m" to 1.91m")

Roomy double bedroom with built in wardrobes providing that extra storage we all crave, with wall mounted radiator, large uPVC window to the front and door leading to the en-suite.

En-suite

8'00" x 4'2" (2.44m" x 1.27m")

Ideal spot to freshen up, having corner shower unit, low flush WC and wash hand basin with heated towel rail and further door opening to bedroom three.

Bedroom Three

11'5" x 8'0" (3.48m" x 2.44m")

Another good sized double bedroom again with built in wardrobes and desk providing storage, decorated in cool tones with wall mounted radiator and uPVC window to the rear.

Bedroom Four

8'4" x 6'1" (2.54m" x 1.85m")

Sizable single bedroom, decorated in cool tones with wall mounted radiator and uPVC window to the rear.

Landing

Landing having wall mounted radiator and door opening to master bedroom.

Bedroom One

14'8" x 15'7" (4.47m" x 4.75m")

Generously sized master bedroom, with decorative uPVC front facing window filling this room with natural light, wall mounted radiator, ample room for furniture and storage if needed with door opening to en-suite/dressing room.

Dressing Room / En-suite

14'3" x 11'7" (4.34m" x 3.53m")

The impressive dressing room/en-suite gives you a tranquil escape to relax, neutrally decorated with triangled shaped feature window to the rear, with fitted wardrobes for storage, shower unit, low flush WC, pedestal wash hand basin and door opening to airing cupboard that also houses the combi boiler

Exterior

The front of the home shows how large and extensive this property is, with path leading to front entrance, pebbled side area for low maintenance and access via a stone built arch way to the back of the home where the garage is located for secure off road parking.

To the rear is a fully enclosed garden for all the family to enjoy, partly paved ideal for seating during the warmer months leading to a lawn area, this space has ample opportunity to make as you like, door then gives access in to the garage.

Garage

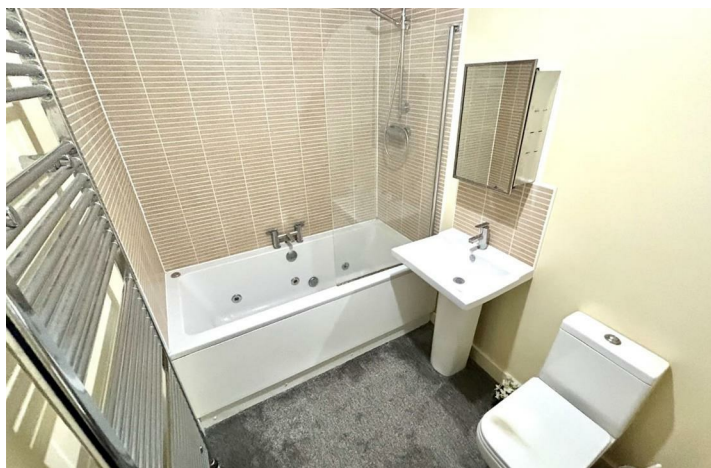
The detached garage offers secure off road parking as well as extra storage space if needed, with up and over door to front and having power and lighting.

Floorplan



TOTAL FLOOR AREA: 1684 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

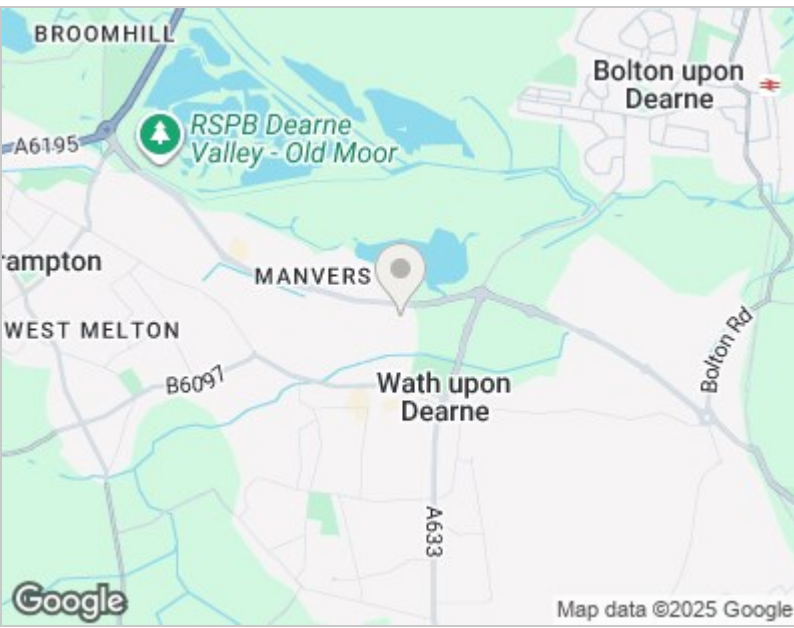
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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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