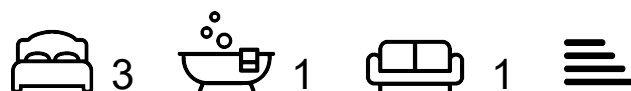




Utleys Croft

Wath-Upon-Dearne, Rotherham, S63 6FT

Guide Price £170,000 - £180,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- GENEROUS DIMENSIONS
- OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC

- SOUGHT AFTER LOCATION
- MODERN FIXTURES AND FITTINGS
- GOOD COMMUTE LOCATION
- GCH DG
- COUNCIL TAX BAND: B

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Nestled in the charming area of Utleys Croft, Wath-Upon-Dearne, this beautifully presented three-bedroom semi-detached family home is a true gem. This property offers an excellent opportunity for families seeking a stylish and comfortable living space.

Situated on a leafy and sought-after estate in Manvers, the home is conveniently located near a variety of local amenities, ensuring that daily necessities are just a short distance away. Families will appreciate the proximity to reputable schools, making it an ideal choice for those with children. Additionally, the local wildlife park is merely a stone's throw away, providing a wonderful opportunity for outdoor activities and family outings.

The property boasts a modern design and is well-maintained, making it ready for you to move in and make it your own. The spacious layout is perfect for family living, offering ample room for relaxation and entertaining.

This delightful home combines comfort, style, and a fantastic location, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to view this exceptional property and envision your future in this lovely family home.

ENTRANCE HALL

Through a composite door leads into this delightful property. Welcoming area offering plenty of space for the family's coats and shoes. Comprising of vinyl flooring leading straight into the Kitchen Dining area with doors leading to the Lounge and Downstairs WC.

KITCHEN DINING ROOM

14'5" x 9'5" (4.39m x 2.87m)

A stylish and generously sized kitchen/diner offering an array of wall and base units providing plenty of storage space, spot lighting, integrated five ring gas hob and extractor fan over, integrated electric oven, integrated microwave, integrated fridge and freezer, integrated dishwasher, integrated washing machine and built in sink and drainer with matching mixer tap. Having vinyl flooring with wall mounted radiator and plenty of space for kitchen dining table benefitting with large uPVC bay window filling the room with natural sources of light creating the perfect place to sit and enjoy family meals.

LOUNGE

14'5" x 11'00" (4.39m x 3.35m)

Step inside the beautiful living space, having uPVC windows and French uPVC doors opening out directly onto the garden creating a great social space. Comprising of modern décor, carpet flooring, wall mounted radiator and aerial point/telephone point in place. Carpeted stairs leading to the first floor landing.

DOWNSTAIRS WC

4'8" x 5'2" (1.42m x 1.57m)

A handy addition to any busy household, comprises of low flush WC, wall mounted hand basin, wall mounted radiator and extractor fan in place.

LANDING

The spacious layout continues having, carpet flooring with doors leading to all three bedrooms, family bathroom and handy storage cupboard.

BEDROOM ONE

14'6" x 8'1" (4.42m x 2.46m)

A sumptuous master bedroom, boasting a plenty of room for bedroom furniture. Modern décor with carpet flooring, wall mounted radiator and two uPVC windows to the front elevation. Added bonus of large built in wardrobe with sliding doors providing that extra storage space we all crave.

BEDROOM TWO

7'6" x 10'8" (2.29m x 3.25m)

A sizeable second bedroom with plenty of room for adding storage. Comprising of carpet flooring with wall mounted radiator and uPVC window overlooking the rear garden.

BEDROOM THREE

7'7" x 7'5" (2.31m x 2.26m)

Good sized third bedroom comprising of carpet flooring, wall mounted radiator and uPVC window over looking the rear garden.

BATHROOM

7'6" x 7'00" (2.29m x 2.13m)

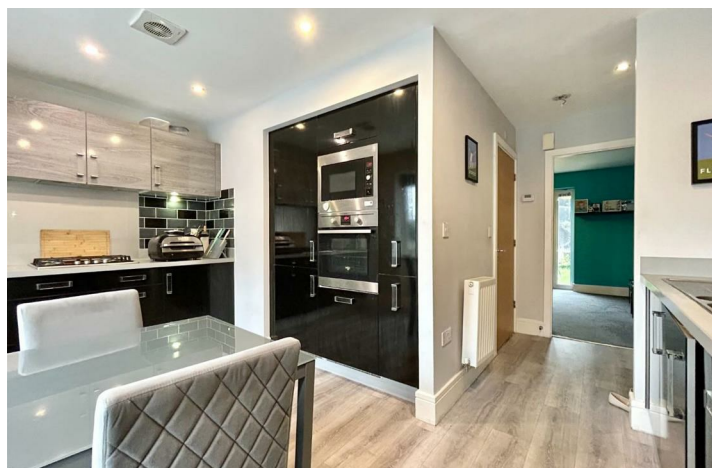
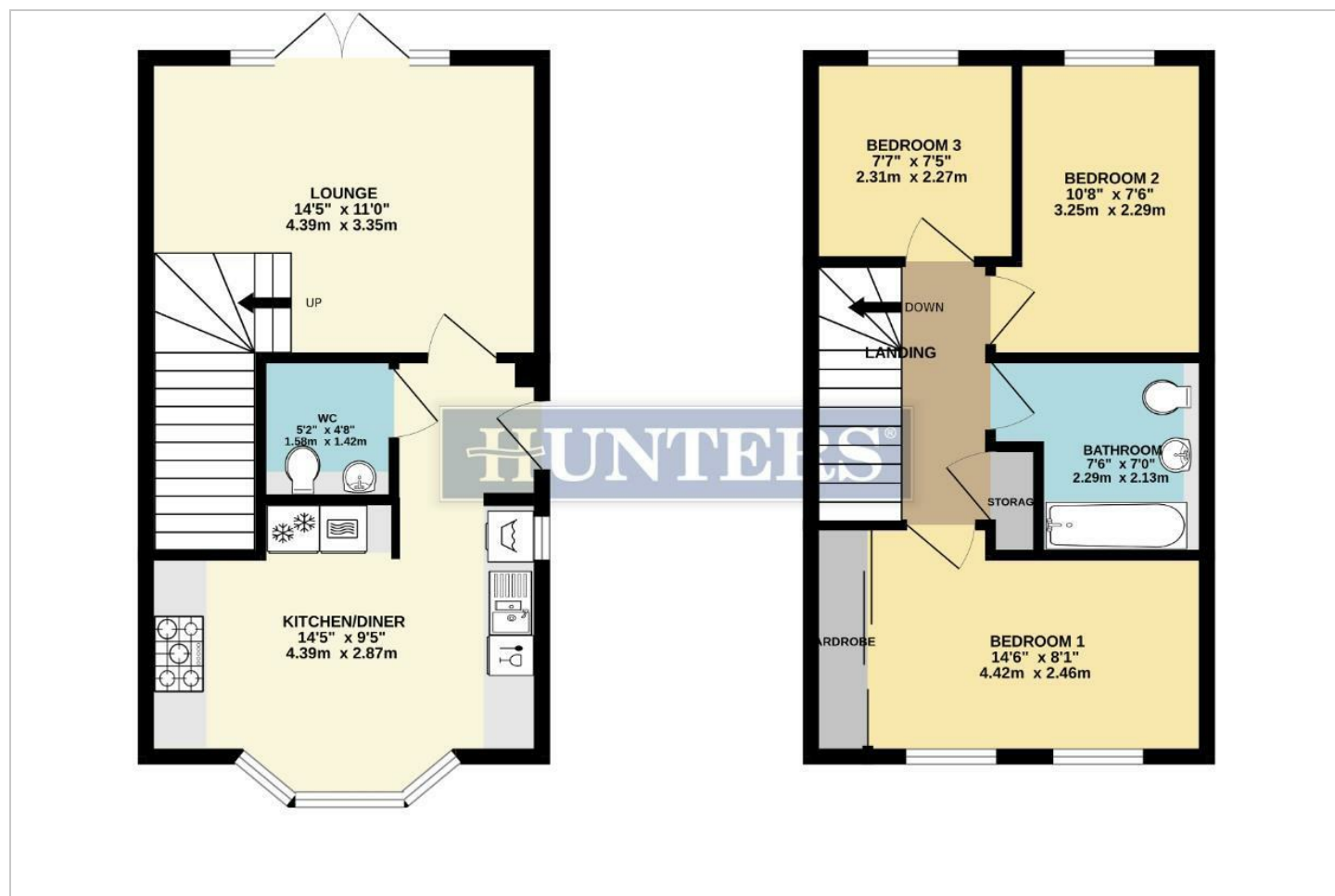
A beautifully presented large family bathroom with three piece suite. Comprising of low flush WC, floating vanity unit with wash hand basin over and white panelled bath with shower over and glass screen. Partially tiled walls with inset spot lighting, chrome towel rail and uPVC window.

EXTERIOR

The front of the property has great kerb appeal, benefiting of double driveway offering off road parking for two vehicles. Slabbed pathway leading to the Entrance Door down side of the property.

At the rear of the property is a well maintained and fully enclosed garden. Mainly laid to lawn with slabbed patio area making this a perfect place for seating in the summer months with fencing surrounding the garden.

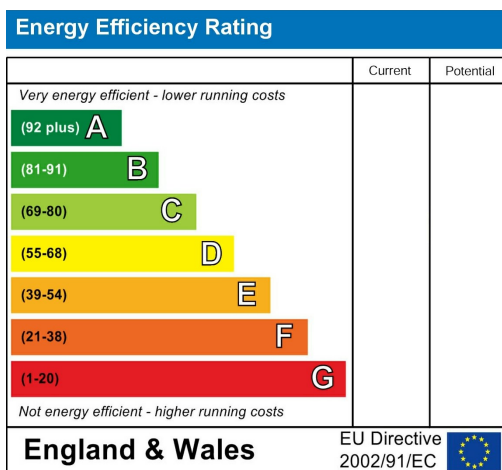
Floorplan







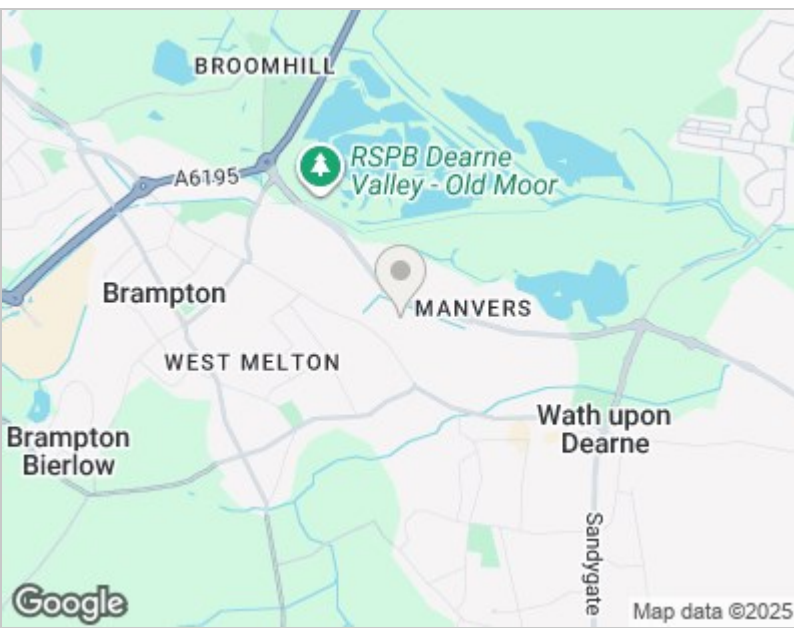
Energy Efficiency Graph



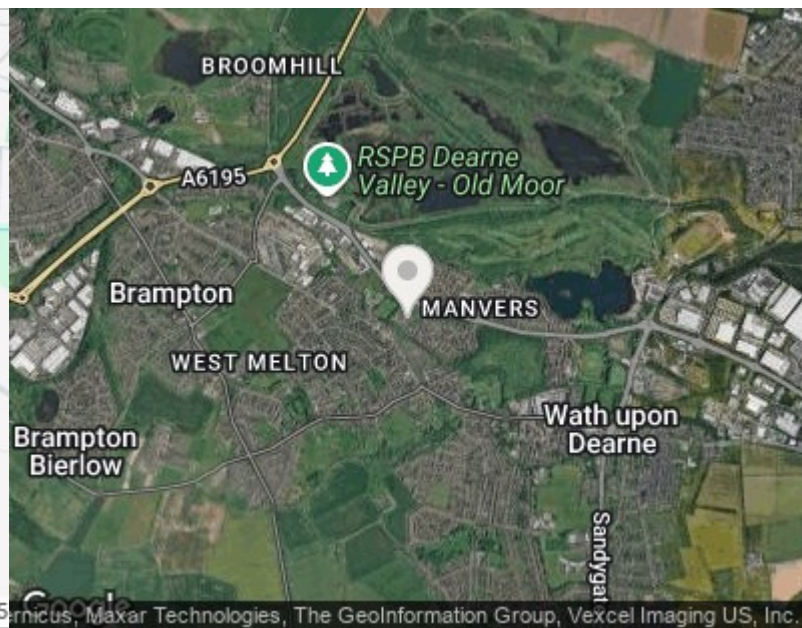
Viewing

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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