

HUNTERS®

HERE TO GET *you* THERE



Chapel Street

Wath-Upon-Deerne, Rotherham, S63 7RG

Guide Price £180,000 - £190,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- GENEROUS DIMENSIONS
- EPC RATING: D
- SOUGHT AFTER LOCATION
- BEAUTIFUL ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: B

Tel: 01709 894440

Chapel Street

Wath-Upon-Dearne, Rotherham, S63 7RG

Guide Price £180,000 - £190,000



Guide price of £180,000 - £190,000

Nestled in the highly sought-after area of Wath-Upon-Dearne, this charming three-bedroom semi-detached character home on Chapel Street presents an excellent opportunity for those looking to make their mark. With spacious interiors, the property boasts two generous reception rooms, providing ample space for both relaxation and entertaining.

The home is ideally situated, making it convenient for families and individuals alike. It is excellently placed for access to local schools, ensuring that educational needs are well catered for. Additionally, a variety of shops and amenities are just a stone's throw away, enhancing the appeal of this delightful residence.

This property is perfect for anyone wishing to add their own personal touch and create a home that reflects their style. With its characterful features and spacious layout, it offers a wonderful canvas for potential buyers. Whether you are a first-time buyer or looking to settle down in a welcoming community, this home is sure to impress. Don't miss the chance to view this lovely property and envision the possibilities it holds.

ENTRANCE HALL

3'5" x 13'6" (1.04m x 4.11m)

Stepping through a uPVC double glazed door leads you into the spacious entrance hall giving a warm welcome to the home. Further door leading to the Dining Room.

LOUNGE

14'3" x 12'8" (4.34m x 3.86m)

Beautifully designed living area with large uPVC half bay window to the front filling the room with natural sources of light. Carpet flooring with wall mounted radiator with plenty of space for furniture. Having gas fire and chimney breast giving a focal point to the room with large double sliding doors leading straight into the dining area creating the perfect space for entertaining family and friends.

DINING ROOM

18'4" x 11'00" (5.59m x 3.35m)

Large spacious room providing plenty of space for dining table and chairs, making this the perfect room to sit and enjoy a family meal. Comprising of carpet flooring, wall mounted radiator and uPVC rear facing window. The focal point of the room is the gas fire located in the centre creating a cosy feel to the room. Further door leading straight into the kitchen and carpeted stairs rising to the first floor.

KITCHEN

8'5" x 11'1" (2.57m x 3.38m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and integrated double gas oven, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Benefitting from two uPVC window and uPVC door leading outside to the beautiful rear garden.

LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. Comprising

of neutral décor, carpet flooring and uPVC to the side elevation.

BEDROOM ONE

10'08" x 11'7" (3.25m x 3.53m)

A master bedroom boasting generous dimensions with the space we all crave. Benefiting from carpet flooring, wall mounted radiator and uPVC window overlooking the front garden.

BEDROOM TWO

9'03" x 12'06" (2.82m x 3.81m)

A further good sized double bedroom with plenty of room for extra bedroom furniture. Having wall mounted radiator, carpet flooring and uPVC window overlooking the rear garden.

BEDROOM THREE

8'09" x 10'7" (2.67m x 3.23m)

A single sized bedroom comprising of neutral décor with carpet flooring, wall mounted radiator and uPVC window to the front elevation.

BATHROOM

5'6" x 9'02" (1.68m x 2.79m)

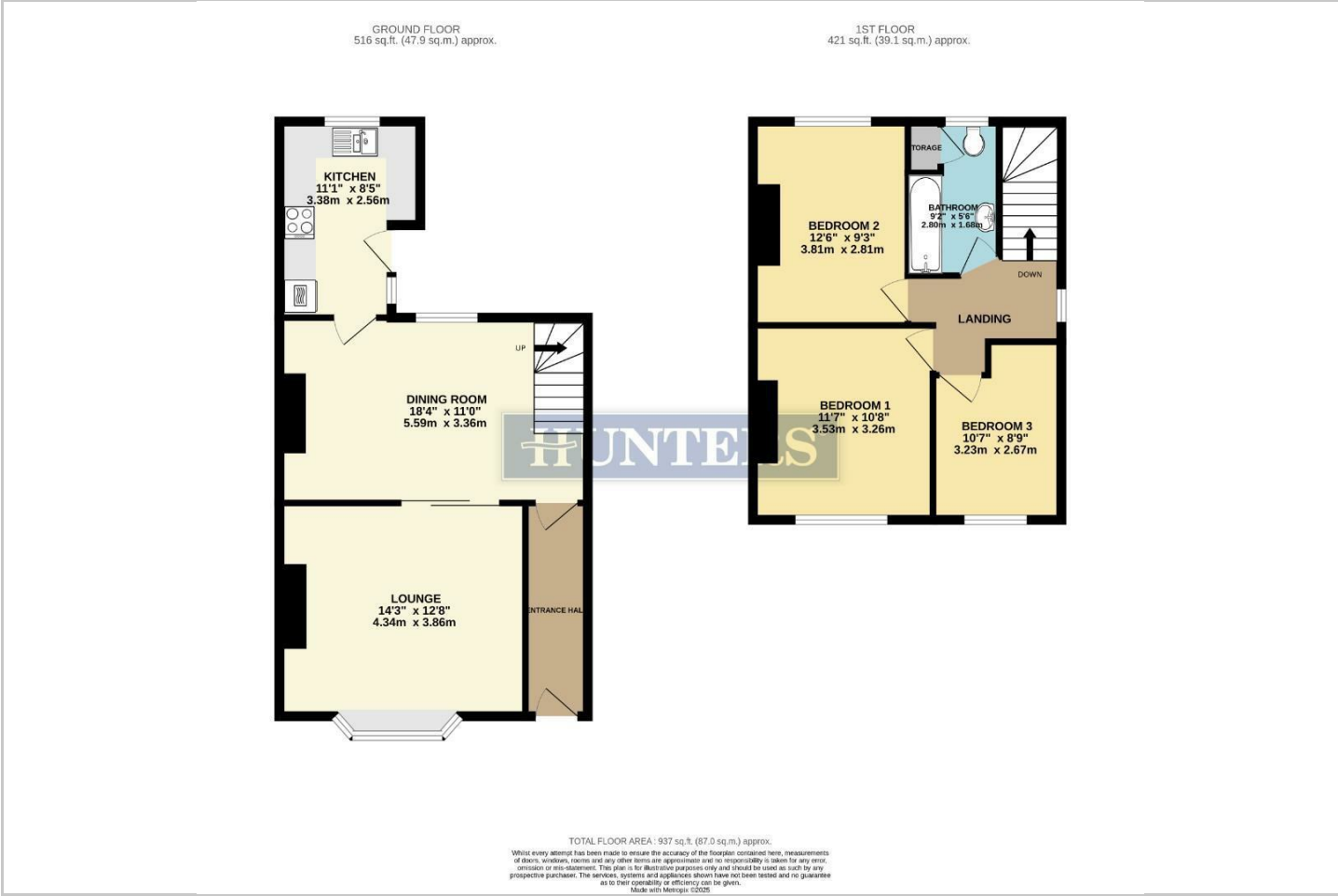
A serene bathroom being partially tiled fitted with three piece suite. Comprising of white panelled bath with shower over and glass screen, low flush WC and wash hand basin with storage underneath. Extra bonuses of built in storage cupboard, wall mounted radiator and frosted uPVC window to the rear.

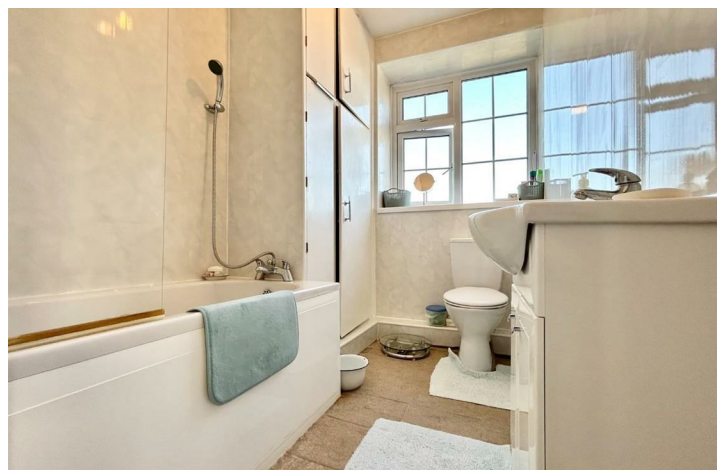
EXTERIOR

The magnificent grounds of this family home make a great impression on any guest. To the rear is a beautiful enclosed garden area. Separated into two different parts with beautiful lawned garden area surrounded by plants and shrubs adding to the beauty and privacy of the garden.

The front of the property has great kerb appeal. Having on road parking with a small easy to maintain walled garden area with plants and shrub. Steps rising to the path leading to the front entrance door.

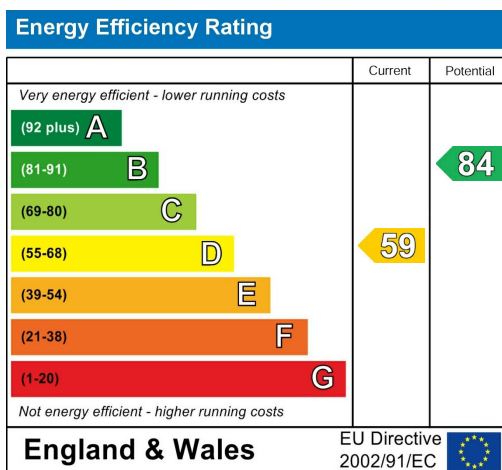
Floorplan







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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

