

FOR SALE



Marles Close, Wombwell
Guide Price £180,000


MARTIN & CO



Marles Close, Wombwell

3 Bedrooms, 2 Bathroom

Guide Price £180,000

- Semi Detached
- Three bedrooms
- Three storey
- Drive and garage
- No chain

GUIDE PRICE £180,000 - £190,000. Situated in a cul-de-sac with beautiful woodland to the rear, this property offers a tranquil environment. It's definitely not one to be missed! With great access to commuter links including the Dearne Valley Parkway, Wombwell train station, bus routes, and the M1 motorway network, it's both convenient and well-located. Offered with no chain involved.

Let me provide you with a more detailed description:

On the ground floor, you'll find an inviting entrance hall that leads to the first floor landing. The dining kitchen boasts a range of fitted wall and base units, including an oven, hob, extractor hood, and ample space for further appliances. It's a wonderful space to indulge in your culinary adventures.

Cloakroom has a two piece suite which has a low flush w.c and wash hand basin.

The lounge is a delightful space with French doors that open onto the rear garden, providing a beautiful view of the tranquil woodland backdrop. It's perfect for enjoying outdoor living and entertaining friends and family.



Moving up to the first floor, there is a spacious landing area with stairs leading to the second floor landing. Here, you'll find two generously sized bedrooms, with bedroom two featuring fitted wardrobes, providing excellent storage solutions. The family bathroom is equipped with a modern three-piece suite, offering convenience for the whole family.

The second floor landing leads to the master bedroom, which comes complete with fitted wardrobes and a dressing area. It's a private retreat within the home. The en-suite shower room adds a touch of luxury with its stylish three-piece suite.

Outside, the front of the property features a charming forecourt-style garden, enhancing its overall curb appeal. There is also a convenient drive and a single garage for hassle-free parking. The rear garden consists of a patio, artificial lawn, and vibrant shrub borders, providing a wonderful outdoor space to relax and entertain guests.

ENTRANCE HALL With stairs to the first floor, spindled balustrade, door to the dining kitchen, front facing window and front facing entrance door.

DINING KITCHEN With a range of fitted wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled splash backs, there is space for a dining table and front facing window.

CLOAK ROOM With a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and extractor fan.

LOUNGE A generous size lounge which has French style doors which open onto the enclosed rear garden with woodland backdrop, which attracts a good amount of wildlife.



FIRST FLOOR LANDING With spindled balustrade.

BEDROOM TWO A double size room which has built in wardrobes and two rear facing windows offering views.

BEDROOM THREE A good size single room with front facing window.

FAMILY BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled splash backs, extractor fan and side facing window.

SECOND FLOOR LANDING This spacious master bedroom has a spindled balustrade, fitted wardrobes and front facing window. There is a dressing area with rear facing and door to the en suite.

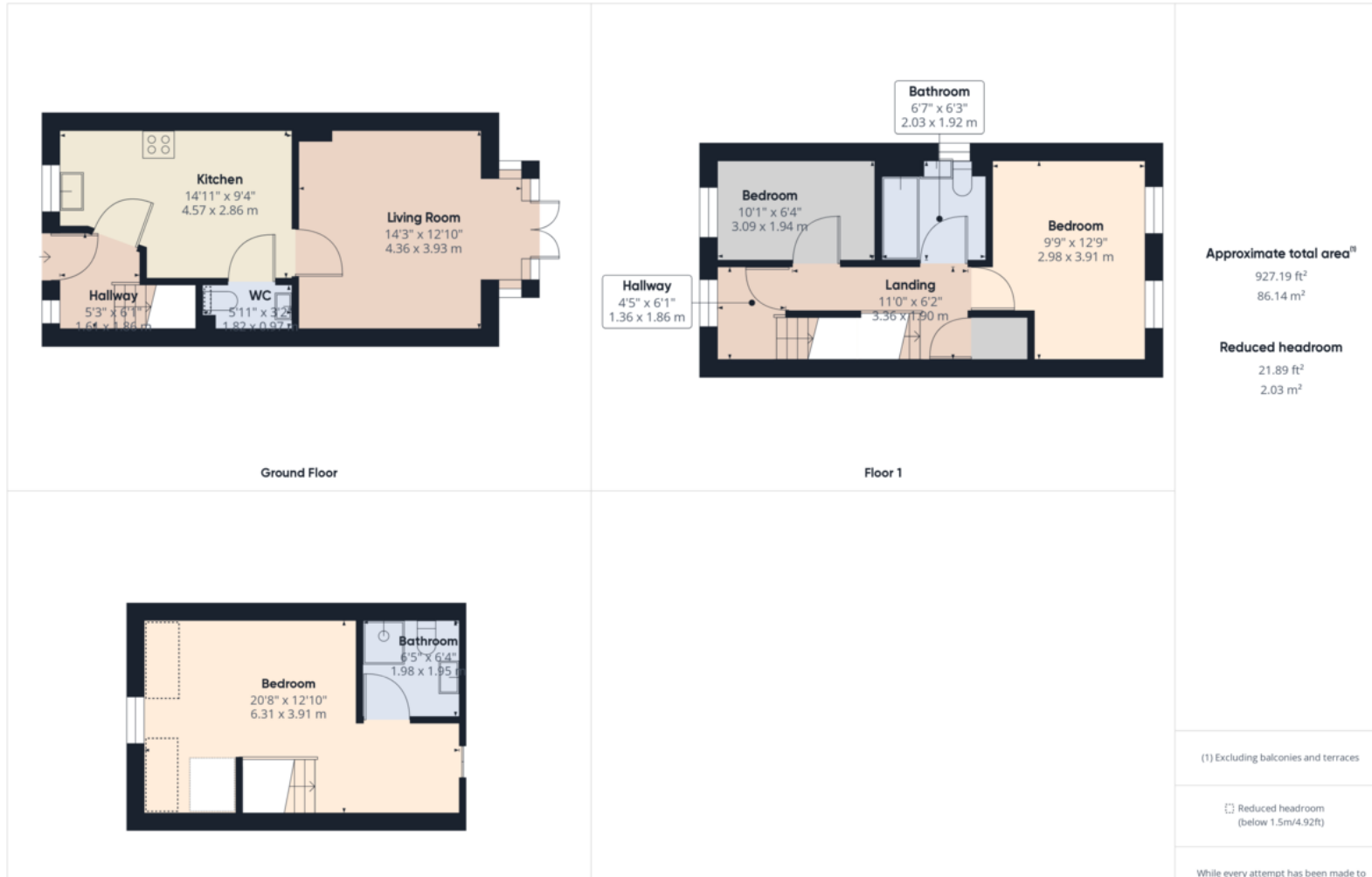
EN SUITE With a white three piece suite that includes a wash hand basin, low flush w.c, shower cubicle, tiled

splash backs, extractor fan and rear facing roof window.

OUTSIDE Set in a cul de sac position there is a forecourt style garden to the front, drive and single garage. To the rear is an enclosed low maintenance garden with patio area, artificial grass, pebbled borders and access to the woodland area via a gate.







Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.