



## 49 Barnsley Road

Wath-Upon-Deerne, Rotherham, S63 6PZ

£140,000

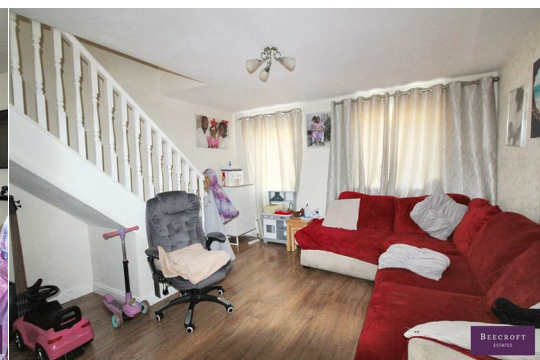


Ideal First-Time Buyer Home – two-Bedroom Semi-Detached in Wath-Upon-Deerne, Rotherham

This well-presented two double-bedroom semi-detached home is perfect for first-time buyers looking for a move-in ready property at a fantastic price. The home features a spacious kitchen/diner, a convenient downstairs toilet, and a large garden, offering plenty of space for outdoor living.

Located in the popular area of Wath-Upon-Deerne, Rotherham, this home benefits from excellent local amenities, including shops, schools, parks, and transport links. The town offers a friendly community feel, with easy access to major roads such as the A1(M), M1, and M18, making it ideal for commuters. Nearby attractions include Manvers Lake, RSPB Dearne Valley, and Cortonwood Retail Park, providing plenty of leisure and shopping options.

This property is priced to sell and won't be on the market for long—book a viewing today!





GROUND FLOOR

Entrance Hall

Having a side entrance door.

Lounge

Front-aspect lounge boasts a bright and airy feel, enhanced by neutral décor that provides a fresh and modern ambiance. The open-plan stairs create a sense of flow, seamlessly connecting the living space to the upper level, perfect for a contemporary and inviting home.

Kitchen/Diner

The rear aspect kitchen diner features a contemporary design with sleek wall and base units, offering ample storage space. A stainless steel electric oven is seamlessly integrated, complemented by a matching stainless steel extractor fan for efficient ventilation. There is a designated space for a fridge freezer, along with plumbing provisions for a washing machine, ensuring convenience and practicality.

Cloakroom

The cloakroom features a modern and space-saving design, comprising a sleek wall-hung wash hand basin and a matching WC. The minimalist style enhances the sense of space, making it both practical and stylish. Ideal for guest convenience, this well-appointed cloakroom complements the home's contemporary aesthetic.

Master Bedroom

The master double bedroom is elegantly finished in neutral décor, creating a calming and versatile space, the rear aspect window allows for plenty of natural light. The room offers space for furniture, whether fitted or freestanding, allowing for a personalised and functional layout.

Bedroom Two

Bedroom two is a spacious double room featuring front dual-aspect windows, allowing for plenty of natural light and a bright, airy feel. A built-in storage cupboard provides practical space for keeping belongings neatly tucked away, enhancing the room's functionality.

Family Bathroom

The bathroom features fully tiled walls, offering a clean and modern finish that is easy to maintain. It includes a bathtub with a shower over, providing both relaxation and convenience. A classic pedestal sink adds to the room's functional design, while the side-aspect window allows natural light to brighten the space.

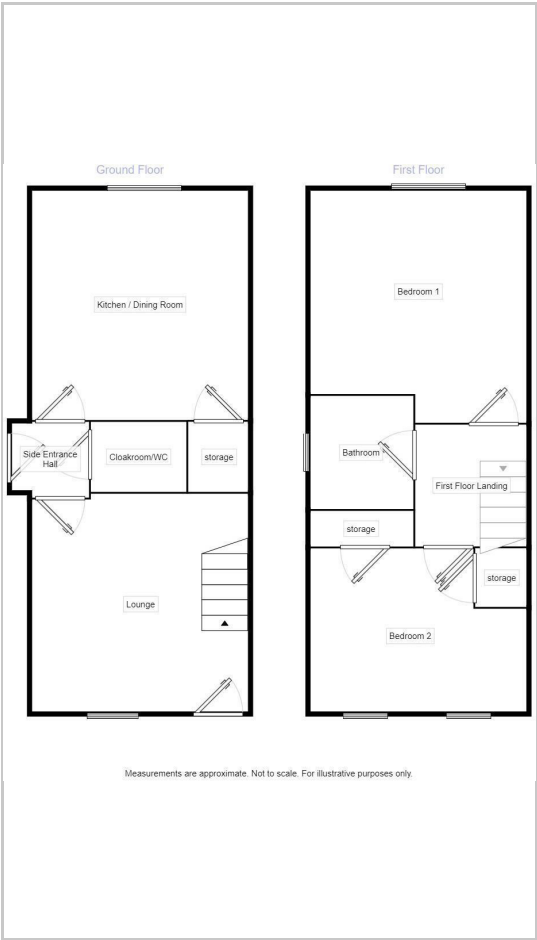
Exterior

The rear garden is generously sized and arranged over three tiers, offering a spacious and versatile outdoor area. Designed for low maintenance, it features paved sections that provide practical and usable space. Mature shrubs add greenery and character, enhancing the garden's appeal. Fully enclosed, it offers privacy and security, making it an ideal setting for relaxation or entertaining.

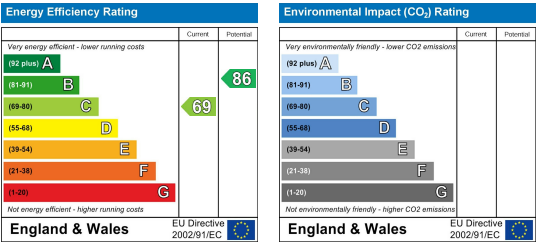
Area Map



Floor Plans



Energy Efficiency Graph



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