



## 7 Hollowgate Avenue

Wath-Upon-Dearne, Rotherham, S63 6DT

£125,000



We are delighted to bring to the market this lovely 3-bedroom family terrace, located in a highly sought-after residential estate in West Melton. This property is perfectly positioned within walking distance of local amenities and highly regarded schools, making it an ideal choice for families.

The home is conveniently situated near Cortonwood Retail Park, Elsecar Heritage Centre, and the Old Moor Wetlands Nature Reserve, offering a range of shopping, leisure, and outdoor activities. Additionally, it is just a short drive to major commuter links, including the Dearne Valley Link, A1, and M1 motorways, providing excellent connectivity for both work and leisure travel.

This is a fantastic opportunity to secure a property in a prime location. Viewing is highly recommended!



GROUND FLOOR

ENTRANCE

With stairs rising to the first floor landing.

LOUNGE

The property features a front-facing lounge, complete with a large double-glazed window that allows plenty of natural light to flood the room. It is beautifully enhanced by a feature electric fire with an elegant surround, creating a cozy focal point. The space also includes a radiator for warmth and a convenient TV aerial point, making it a perfect spot for relaxation and entertainment.

DINING KITCHEN

The kitchen is well-appointed, comprising a range of wall and base units with a worktop surface that incorporates a sink unit with a mixer tap. There is ample space for a cooker, washing machine, tumble dryer and fridge freezer, along with a large storage cupboard for added practicality. A rear entrance door and double-glazed window provide plenty of natural light, while the room also offers ample space to accommodate a dining table, making it a versatile and functional area for both cooking and dining. Tiled flooring and radiator.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

A double bedroom with a front facing double glazed window and radiator.

BEDROOM TWO

A further double bedroom having a rear facing double glazed window and radiator.

BEDROOM THREE

Having a front facing double glazed window and radiator.

BATHROOM

A three piece suite comprising corner bath, wc and wash hand basin. Tiled walls and flooring, rear facing double glazed window with obscure glazing and radiator.

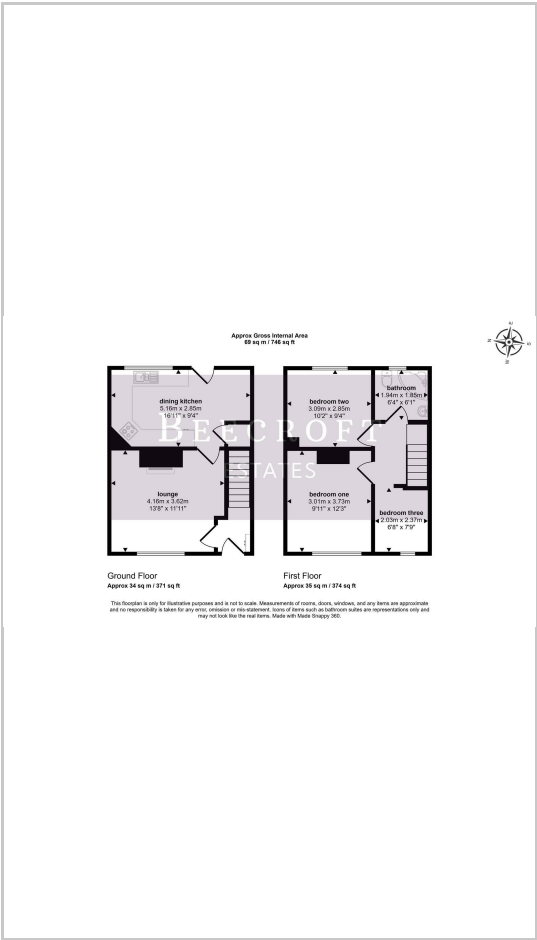
OUTSIDE

To the front is a buffer style garden with wall surround and to the rear is a good sized garden mainly laid to lawn with a decked area providing seating and garden shed.

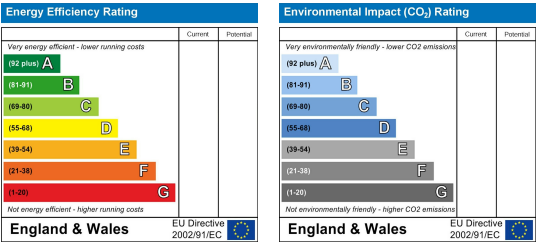
Area Map



Floor Plans



Energy Efficiency Graph



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