



51 Flintway, Wath-Upon-Deerne, Rotherham, South Yorkshire, S63 7TS

Asking Price £335,000

Situated to be within Wath Upon Dearne's most sought after area is this family residence and priced to reflect the modernisation required is this imposing detached family home. Bordering mature woodland, the property benefits from side and rear extensions, offering flexible living accommodation. Falling within the catchment for highly regarded primary and secondary schools, with the open spaces of Pottery Pond and Abdy within easy reach.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Entrance Porchway

With a front facing entrance door giving access with further door to the reception hallway.

Reception Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Dining Room 12'5" x 12'8" (3.79 x 3.88)



With a front facing upvc bay window and central heating radiator.

Lounge 14'7" x 12'4" (4.45 x 3.76)



With side facing upvc windows, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Sun Room 7'4" x 8'11" (2.24 x 2.73)



With patio doors entering the sizeable rear garden.

Kitchen 7'10" x 19'7" (2.40 x 5.97)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With side entrance door entering the lobby area hosting the boiler room and WC, with also access to the pantry area.

Boiler Room

With space and plumbing for an automatic washing machine.

Gardeners WC
With low flush WC

Principal Bedroom 14'7" x 12'4" (4.47 x 3.77)



With a rear facing upvc window, central heating radiator, wash hand basin and comprehensive fitted wardrobes

Bedroom Two 13'1" x 10'4" (4.00 x 3.17)



With a front facing upvc bay window and central heating radiator.

Bedroom Three 16'6" x 8'11" (5.03 x 2.74)



With a front and rear facing upvc window and central heating radiator.

Bedroom Four 6'7" x 11'10" (2.01 x 3.63)



With a front facing upvc window and central heating radiator.

Bedroom Five 7'11" x 7'11" (2.43 x 2.42)



With a front facing upvc window and central heating radiator.

Bathroom



Hosting a four piece suite comprising of a panelled bath with separate shower cubicle with electric shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

With power and lighting with electrically operated roller door.

External

With ample parking provided by the block paved

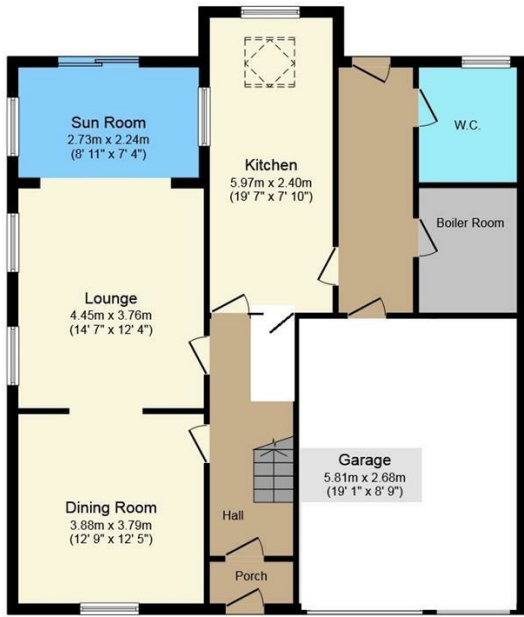
driveway for more than one vehicle. To the rear is a sizeable rear garden, all be it currently low maintenance. Bordering mature woodland to the rear, with easy access for countryside walks towards Abdy and Wentworth.

Material Information

Freehold

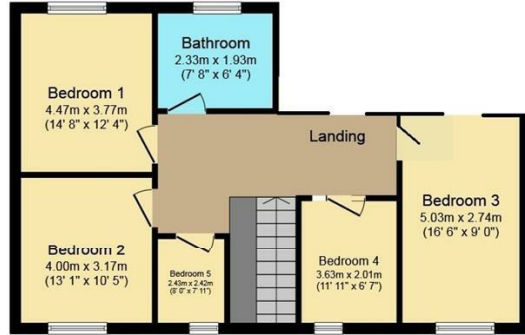
Council Tax Band E

Floor Plan



Ground Floor

Floor area 102.2 sq.m. (1,100 sq.ft.) approx



First Floor

Floor area 57.1 sq.m. (615 sq.ft.) approx

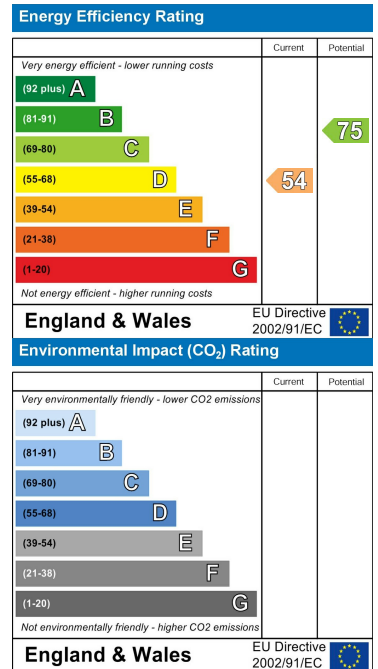
Total floor area 159.3 sq.m. (1,715 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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