



29 Nicholson Avenue, Wath-Upon-Dearne, Rotherham, S63 6JW

Asking Price £185,000

Ideally situated to enjoy the open aspect across Newhill park is this modern Three bedroom family property. With the open spaces of Abdy within a short walk this property benefits from an open plan feel downstairs whilst having the larger third bedroom. With well maintained gardens to the rear and driveway to the front the property is in catchment for well regarded schooling.

Merryweathers

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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 Hallway

Spacious Entrance hallway with neutral décor and carpet. The hallway provides access to the lounge, kitchen and stairs leading to the first floor accommodation.

Lounge 12'9" x 12'5" (3.9m x 3.8m)

The front facing lounge reception room is neutrally decorated with an open aspect to the front. The room is open plan with the kitchen diner.

Dining Kitchen 19'8" x 10'2" (6.00m x 3.1m)

The modern open plan kitchen diner boasts a range of new wall and base units. There is an integrated dishwasher, electric oven and gas hob. There is also a useful under stair storage cupboard, modern spotlights and neutral décor. The room is partially tiled and partially carpeted and there are French doors providing access to the rear garden.

Principal Bedroom 12'9" x 12'5" (3.9m x 3.8m)

Front facing double bedroom with neutral décor and central heating radiator.

Bedroom Two 13'1" x 10'2" (4.0m x 3.1m)

The rear facing double bedroom is neutrally decorated with central heating radiator.

Bedroom Three 9'2" x 8'10" (2.8m x 2.7m)

The good sized third bedroom has modern neutral décor and central heating radiator.

Bathroom

The good sized family bathroom has a bath, sink, low flush W/C and a separate shower cubicle. The room is partially tiled with modern grey tiling, neutral vinyl flooring and a heated towel radiator.

External

To the front of the property there is a private driveway and front garden. The rear garden is mainly laid to lawn,

with private fencing and well stocked borders. There is a decked patio and to the side of the property there is a brick outbuilding with a storage outhouse and an outside W/C.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

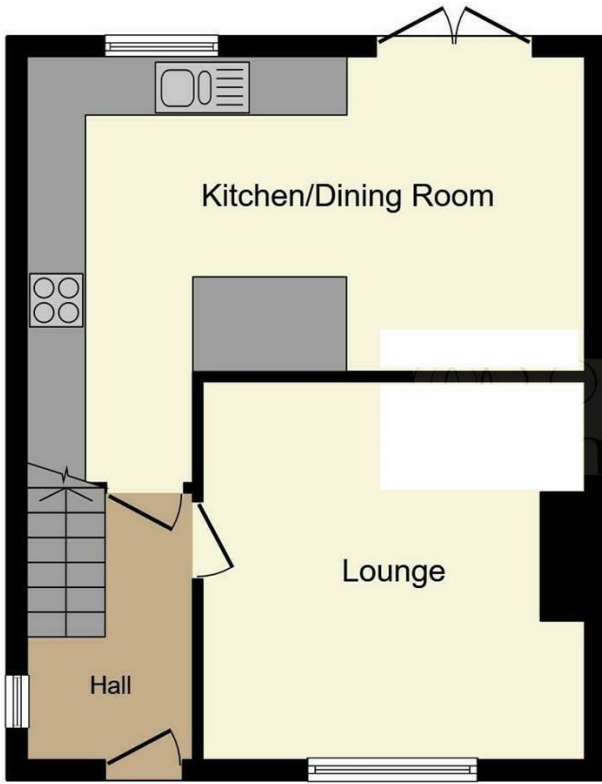
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

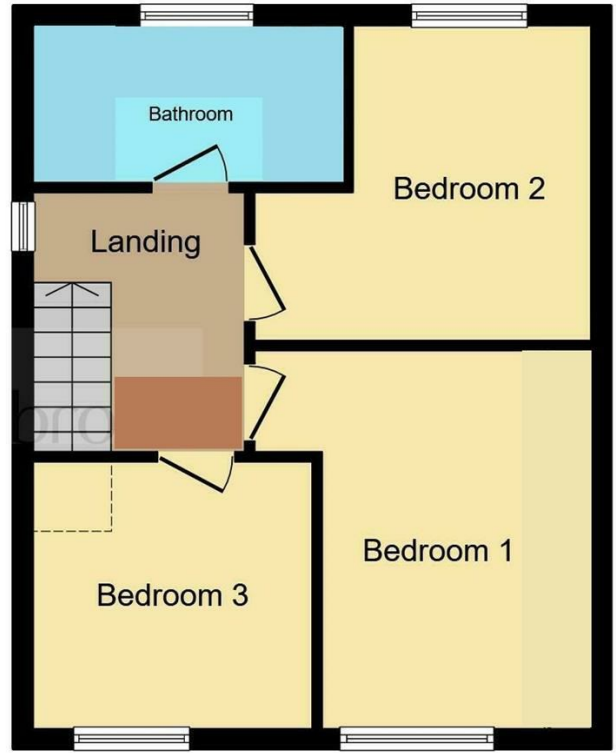
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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