









159 Barnsley Road, Wath-Upon-Dearne, Rotherham, S63 6DZ

Asking Price £145,000

Offered with impressive standards within is this perfect first time buyers property situated to be within this popular location. Sitting within impressive gardens, set back from the main road, benefits from a recent course of modernisation and is within catchment of well regarded local schooling.

Merryweathers

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Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne 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

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

Kitchen 5'10" x 8'9" (1.78 x 2.68)

Fully fitted wall and base units, roll top work surfaces, rear facing UPVC double glazed window, side facing double glazed door, space for a oven, and a fridge-freezer, stainless steel sink with side drainer and mixer tap and has tiled splash back.

Dining Room 8'9" x 14'11" (2.69 x 4.57)

A dual aspect room with upvc glazing and central heating radiator, with space and plumbing for an automatic washing machine and useful under stair storage.

Lounge 12'0" x 14'7" (3.66 x 4.46)

With rear facing upvc window and central heating radiator with the focal point of the room being the feature fireplace.

Master Bedroom 10'5" x 14'4" (3.20 x 4.39)

With rear facing upvc window, central heating radiator and range of fitted wardrobes.

Bedroom Two 8'8" x 12'7" (2.66 x 3.86)

With rear facing upvc window and central heating radiator.

Bedroom Three 9'5" x 7'3" (2.88 x 2.23)

With upvc window and central heating radiator.

Bathroom

Hosting a three piece suite comprising of a panelled bath with shower above and glazed shower screen, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed windows.

External

Enjoying pleasant good sized lawned gardens front and

rear, situated to be on the slip road set back from the main road. To the rear is a raised decked patio area and gardens of good extent.

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 - On Road

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 a f f e c t e d b y c o a l m i n i n g . https://www.groundstability.com/public/web/home.xhtml We advise all clients to discuss the above points with a conveyancing solicitor.



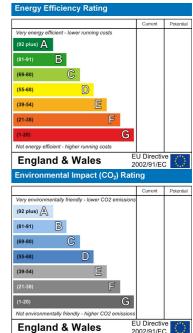


Area Map

Coord 2097







Energy Efficiency Graph

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Map data @2024

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