



Barnsley Road Wath-Upon-Deerne Rotherham S63 6PZ

Guide Price: £140,000 to £145,000



- Immaculately presented Two Bedroom Semi Detached House
- Convenient Downstairs W.C
- Modern Bathroom Suite with Bath and shower over
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS- Ready to move straight in!
- Modern Fitted Kitchen/ Diner with Belling Cooker & Belfast Sink
- Two DOUBLE Bedrooms- One with Built In Storage
- Off Street Parking AND Allocated space in additional Carpark to side for Residents Only.
- Privately enclosed split level rear garden with raised patio area

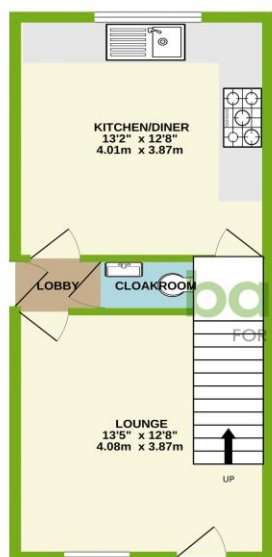
Guide Price: £140,000 to £145,000. Located in the ever-popular area of Wath upon Dearne, this immaculately presented TWO BEDROOM Semi Detached home offers both style and practicality, making it an ideal choice for FIRST TIME BUYERS or INVESTORS. With excellent transport links and easy access to local shops, schools, and other amenities, it's perfectly placed for everyday convenience.

The ground floor accommodation features a cosy and welcoming Lounge, perfect for relaxing evenings, a beautifully designed country-style shaker Kitchen in cream, complete with a high-quality Belling Range Cooker, Belfast sink, and integrated appliances and a useful downstairs WC which adds to the home's practical layout. Upstairs, you'll find TWO generously sized Double Bedrooms -one benefiting from built-in storage, alongside a modern Family Bathroom fitted with a sleek suite with Full size Bath.

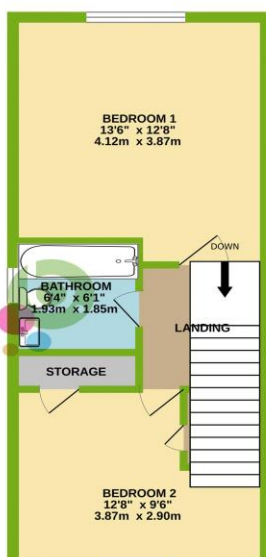
The home also benefits from gas central heating and full double glazing, ensuring energy efficiency and comfort throughout. Externally, the split-level rear garden is fully enclosed and offers a paved raised patio area ideal for outdoor dining or entertaining. Parking is well catered for, with a private driveway for one vehicle and an allocated bay in a residents-only car park to the side, along with visitor spaces.

This property is move-in ready and finished to a high standard throughout. Early viewing is highly recommended to fully appreciate the charm and quality on offer!

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA - 752 sq.ft. (69.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	

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Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**