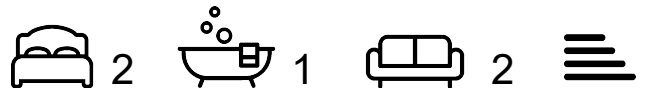




Sandymount Road

Wath-Upon-Dearne, Rotherham, S63 7AD

Guide Price £110,000 - £120,000



- TWO BEDROOM TERRACE PROPERTY
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES, GOOD COMMUTE LOCATION
- EPC RATING TBC
- NO UPWARD CHAIN, NEW ROOF FITTED 2021
- MODERN FIXTURE AND FITTINGS
- AMPLE ON STREET PARKING
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on the charming Sandymount Road in Wath-Upon-Dearne, Rotherham, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and classic character. Built in 1900, the property spans an impressive 811 square feet, providing generous dimensions throughout.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The modern fixtures and fittings throughout the home ensure a contemporary feel, while still retaining the warmth and charm of a period property. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the enclosed low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, ample on-street parking is available, making it easy for you and your guests to come and go.

This home is offered with no upward chain, allowing for a smooth and straightforward purchase process. Its prime location means you are just a stone's throw away from all local amenities, ensuring that shops, schools, and recreational facilities are within easy reach. Furthermore, the property boasts excellent transport links, making it an ideal choice for commuters.

In summary, this two-bedroom mid-terrace house on Sandymount Road presents a wonderful opportunity for first-time buyers, small families, or investors looking for a property in a desirable area. With its modern comforts and convenient location, it is not to be missed.

Living Room

Via a composite front door is the bright and airy living room, with large uPVC bay window to the front filling the room with natural light. Decorated in neutral tones with wall mounted radiator, aerial point in place, carpet to floor with stairs rising to first floor landing and door opening to the dining room.

Dining Room

Perfect spot to entertain family and friends is the spacious dining room facing the kitchen, decorated in neutral tones with carpet flooring and wall mounted radiator, with uPVC window to the rear and doors leading to both the kitchen and access to the cellar for storage.

Kitchen

The kitchen has an array of wall and base units fitted in cream providing storage with contrasting work surface over, stainless steel sink, drainer and matching mix tap, integrated electric oven fitted in 2020 with newly fitted gas hob in 2026 and extractor fan over, space and plumbing for washing machine, wall mounted radiator, uPVC window to the rear as well as uPVC side door leading to the garden, the kitchen also houses the property combi boiler which was fitted in 2023.

Landing

The roomy landing is decorated in neutral tones with carpet to floor, wall mounted radiator and all doors leading to bedrooms and bathroom.

Bedroom One

Generously sized master bedroom, having neutral décor and carpet to floor, this room also has its own dressing space providing that extra storage we all crave, with wall mounted radiator and uPVC window to the front.

Bedroom Two

Further good sized double bedroom, with neutral décor, carpet to floor, uPVC window to the rear and wall mounted radiator.

Bathroom

Perfect spot to relax and unwind the expansive

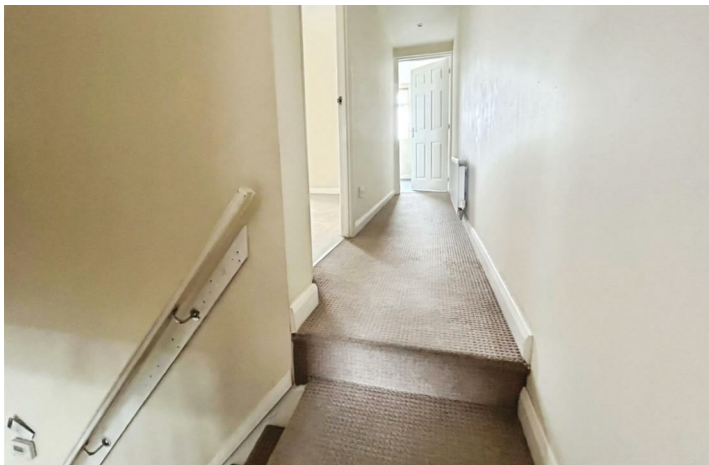
family bathroom has a four piece suite fitted, comprising of low flush WC, pedestal wash hand basin, shower unit and bath, decorated in neutral tones, with wall mounted radiator, spot lights to ceiling and frosted uPVC window to the rear finishes this room.

Exterior

The front of this property allows for ample on street parking making things easier for you and guests, an iron gate then gives access to the front yard with steps leading to front entrance.

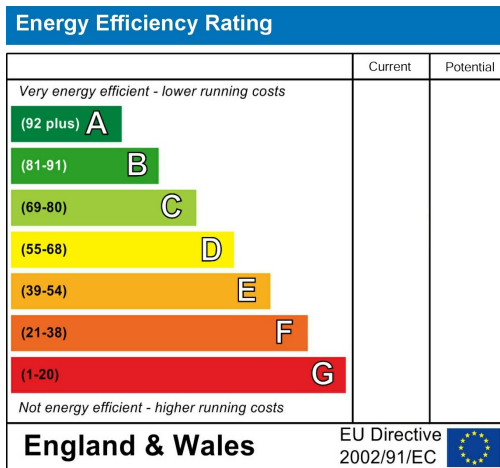
At the rear is a fully enclosed low maintenance rear garden, having a patio area which is a great spot for seating and enjoying the warmer months, a well maintained lawn area sits to the centre making this a space the whole family can enjoy.

Floorplan





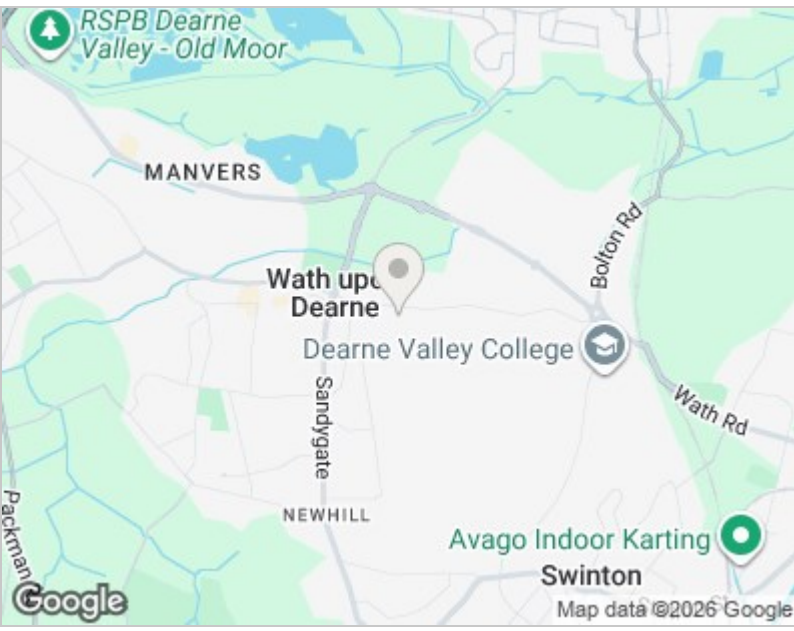
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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