

**Churchills**



## High Street

Wath upon Dearne, Rotherham S63 7QE

- THREE BEDROOMS
  - STONE BUILT
  - UTILITY ROOM
- ENCLOSED REAR GARDEN
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
  - OUTSIDE WC
  - EPC RATING TBC

**Offers In The Region Of £240,000 Freehold**





Situated in the heart of Wath upon Dearne, this charming property on High Street offers a delightful blend of comfort and convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The inviting atmosphere is perfect for family gatherings or quiet evenings in.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The single bathroom is thoughtfully designed to cater to your daily needs, ensuring functionality without compromising on style.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The location also benefits from excellent transport links, making it easy to explore the surrounding areas or commute to nearby towns and cities.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this residence on High Street is sure to impress. Don't miss the chance to make this lovely house your new home.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing. Solid wood flooring. Single panelled central heating radiator.

#### LOUNGE

14'9" \* 11'11"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Doorway to entrance hallway.

#### BREAKFAST KITCHEN

19'11" \* 13'0"

uPVC double glazed window to rear elevation. Range of modern wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Space and plumbing for a dishwasher. Space for fridge/freezer. Single drainer stainless steel sink unit with mixer tap. Floating island with timber work surface. Tiles to splash back areas. Double panelled central heating radiator. Doorway to cellar with wall mounted combination boiler.



#### FIRST FLOOR ACCOMMODATION

#### LANDING

uPVC double glazed window to front elevation. Single panelled central heating radiator. Loft access point.

#### BEDROOM ONE

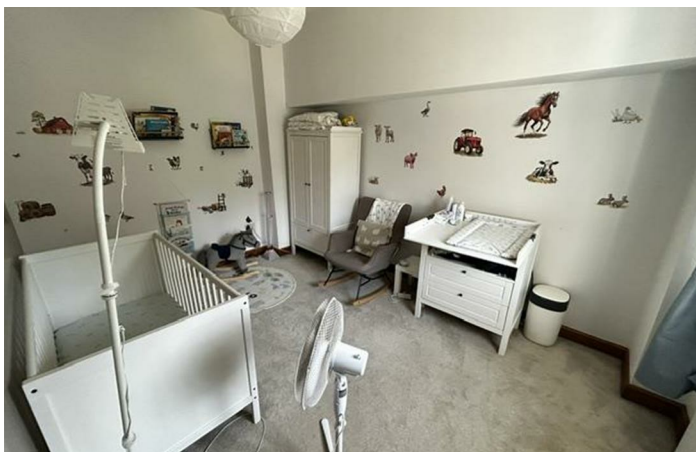
14'11" \* 12'1"

uPVC double glazed window to front elevation. Double panelled central heating radiator.

#### BEDROOM TWO

13'3" \* 9'8"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.



### BEDROOM THREE

9'8" \* 6'9"

Two Double glazed Veluz windows to roof elevation. Double panelled central heating radiator.

### BATHROOM

9'10" \* 6'4"

uPVC double glazed window to side elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and lof flush WC. Single panelled central heating radiator. Tiles to shower area. Storage cupboard off.

### STORAGE OUTBUILDING

10'7" \* 7'8"

### UTILITY ROOM

8'1" \* 5'1"

uPVC double glazed window to side elevation. space and plumbing for an automatic washing machine. Space for further appliance.

### WC

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC and hand wash pedestal basin.

### OUTSIDE AND GARDENS

To the front is a small garden and a block paved driveway. To the rear is a good size walled and fenced garden with a paved patio area and steps to a raised lawned garden,

### VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in

agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

### ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

### MOBILE COVERAGE

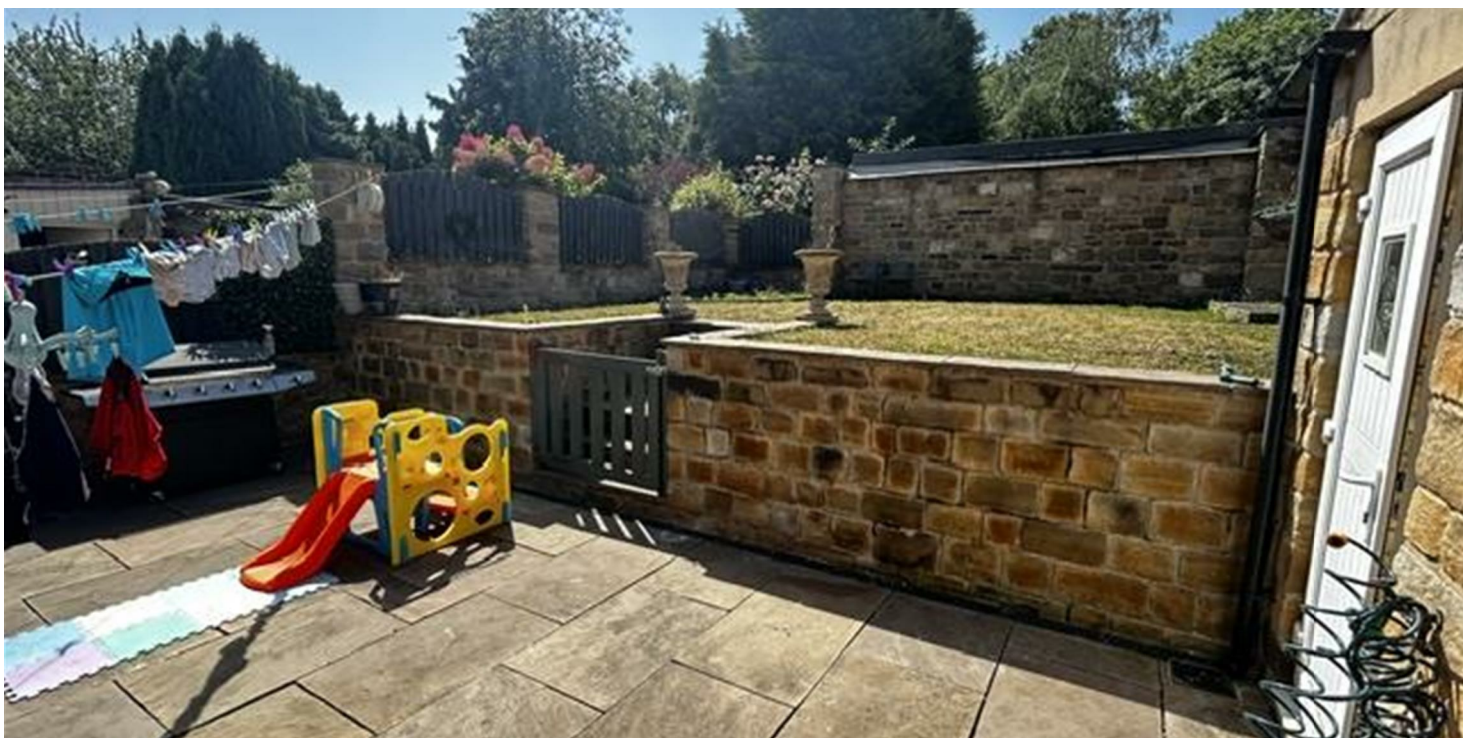
Current mobile coverage for indoors is LIKELY and outdoors is classed as LIKELY to be ok according to Ofcom.

### BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham MBC  
Council Tax Band B  
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.