



Flintway

Wath-Upon-Dearne, Rotherham S63 7TS

- SEMI DETACHED HOUSE
 - FULLY RENOVATED
 - DESIRABLE LOCATION
 - LANDSCAPED GARDENS
- THREE BEDROOM
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- EPC RATING D

Offers Over £270,000 Freehold





Situated on Flintway, Wath-Upon-Dearne, this charming semi-detached house presents an exceptional opportunity for those seeking a beautifully renovated family home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

Having undergone a comprehensive renovation within the last two years, the house boasts modern finishes and a fresh aesthetic throughout. The rewiring has been completed, and both gas and electric certificates are in place, ensuring peace of mind for the new owners.



The exterior of the property is equally impressive, featuring landscaped gardens that provide a serene outdoor space for family gatherings or quiet moments of reflection. A detached garage and a driveway offer convenient parking solutions, making this home not only stylish but also practical.

This semi-detached house is perfect for families or individuals looking for a move-in ready property in a sought-after area. With its blend of modern amenities and charming character, it is sure to attract considerable interest. Do not miss the chance to make this delightful home your own.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway with uPVC windows to either side opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Laminate wood effect flooring.

LOUNGE

15'7" into bay * 13'3"
uPVC double glazed bay window to front elevation. Double panelled vertical central heating radiator. TV aerial socket.

DINING ROOM / SNUG

uPVC French doors to rear garden . Laminate wood effect flooring. Multi fuel burner with slate hearth and oak mantle. Single panelled central heating radiator.

KITCHEN

11'3" * 8'4"
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 ceramic hob with chimney type extractor over. Space for fridge freezer to on larder unit. Integrated washing machine. Single drainer sink unit with mixer tap. Laminate wood effect flooring. LED downlights to ceiling. Storage cupboard off. uPVC double glazed and panelled doorway to side elevation.



FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts. LED downlights to ceiling.

BEDROOM ONE

15'8" into bay * 10'8"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Vertical single panelled central heating radiator.

BEDROOM TWO

11'2" * 10'10"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. single panelled central heating radiator.

BEDROOM THREE

9'5" * 8'8"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BATHROOM

8'4" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment and hand wash pedestal basin. Vertical heated towel rail. Half tiling to bath and splash back areas. LED downlight to ceiling. Airing cupboard off housing combination boiler. Loft access point.

WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC. LED downlights to ceiling.

DETACHED GARAGE

17'5" * 9'1"

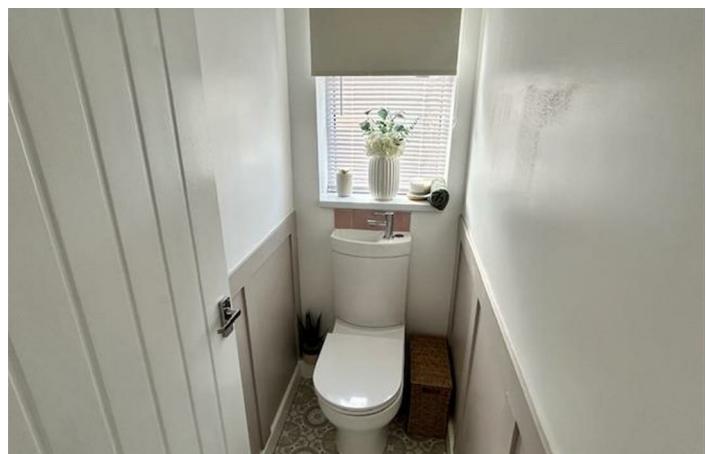
Brick built with up and over door. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a walled garden which is mostly lawn with decorative stone to the outside. A driveway down the side of the property, which has ample parking for several cars and leads to the detached garage. To the rear is a landscaped garden with paved patio area leading onto a good size lawned area and further patio area to the rear with a gazebo over. There is also a further paved area to the rear of the garage with room for a play area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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.

ELECTRICITY AND HEATING SUPPLIER

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

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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





**Local Authority Rotherham
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.