





Buckleigh Road,Wath-upon-Dearne ROTHERHAM S63 7HZ

william h brown

welcome to

Buckleigh Road, Wath-upon-Dearne ROTHERHAM

ROOM FOR ALL THE FAMILY! Stunning 3-bed semi-detached home with a self-contained 1-bed annexe & detached home office/outbuilding. Beautifully presented throughout, with ample parking & a generous rear garden. Sought-after location and an excellent family home! CALL NOW!

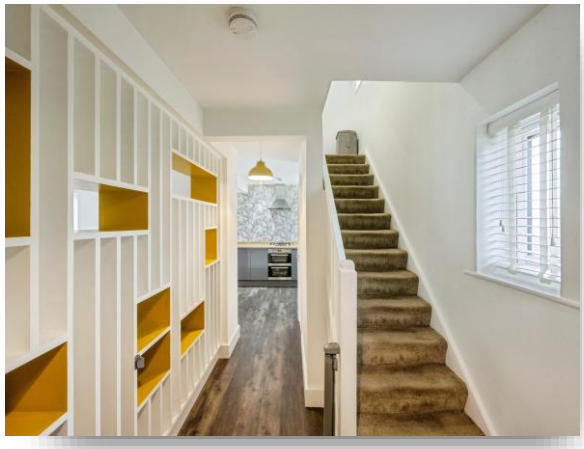












Entrance Hall
Having a composite door, stairs leading to the first floor and a UPVC double glazed window to the front.

Open Plan Lounge/Kitchen/Diner
An impressive open-plan living space, beautifully designed and ideal for modern family living and entertaining. The kitchen is fitted with a range of base units complemented by work surfaces incorporating a sink unit. Integrated appliances include a fridge/freezer, dishwasher, double oven, gas hob and cooker hood. A useful pantry provides additional storage. The room benefits from underfloor heating throughout, while stylish bi-fold doors open onto the rear garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living.

Pantry
useful pantry space.

Landing
Having a UPVC double glazed window.

Bedroom One
Benefiting from fitted wardrobes providing ample hanging and storage space, this well-proportioned bedroom also features a UPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Two
Also benefiting from fitted wardrobes providing ample hanging and storage space. Also having a UPVC double glazed window to the rear elevation, a central heating radiator and access to the loft.

Bedroom Three
Benefiting from fitted wardrobes. Also having a UPVC double glazed window to the front elevation and a central heating radiator.

Bathroom
Fitted with a bath with shower over, a vanity wash hand basin & a W.C. There is also a central heating radiator and a UPVC double glazed front facing window.

Outside
To the front of the property is a driveway providing ample off-street parking, benefiting from an EV car charging point.

To the rear is a delightful enclosed garden featuring a lawned area and paved patio, ideal for outdoor entertaining. A pergola seating area provides the perfect spot to relax / entertain and enjoy the garden.

Further benefits include an outside tap and access to both the self-contained annexe and the detached outbuilding/home office.

Outbuilding / Home Office
A versatile space, ideal for those working from home, benefiting from an electric radiator, UPVC double glazed window and composite entrance door. The outbuilding also enjoys access to a useful adjoining storage shed, providing excellent additional storage space.

Self Contained Annex
Annex Kitchen / Living Area
A well-appointed and versatile open-plan space benefiting from underfloor heating and a skylight window, allowing plenty of natural light to flow through. The kitchen area is fitted with units incorporating a sink unit and features an integrated oven, induction hob, fridge and washing machine, making it ideal for independent living or guest accommodation.

Annex Bedroom
Having fitted wardrobes providing hanging & storage space and French doors.

Annex Shower Room
Having a walk in shower, wash hand basin, a W.C and spotlights.

Agents Aml Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note
The vendor has advised that a chimney breast has been removed, with steel supports installed within the lounge/kitchen area. Interested parties are advised to make their own enquiries and satisfy themselves in this regard through their legal representative and/or surveyor.

welcome to

Buckleigh Road, Wath-upon-Dearne
ROTHERHAM

- 3 bedroom semi detached with self-contained 1 bedroom annexe, ideal for dependent relatives, guests, hobby/work room etc
- Beautifully presented throughout with contemporary décor. Underfloor heating downstairs & in annex living area
- Contemporary kitchens with appliances in house & annex
- Fitted wardrobes to all 4 bedrooms in the house / annex
- Generous enclosed rear garden with paved entertaining areas









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120743

The Property Ombudsman

Property Ref:
MXB120743 - 0002

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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