merryweathers
Est. 1832









57 Burns Way, Wath-Upon-Dearne, S63 6EB

Asking Price £180,000

For sale – a well-presented three-bedroom semi-detached house in a residential setting in Wath-upon-Dearne, Rotherham.

The property is in good condition throughout, with a neutral décor that makes the rooms bright and easy to furnish. The main living space offers a comfortable layout with space for both sofa seating and a media area, along with a feature fireplace. The fitted kitchen provides generous worktop space, contemporary units and integrated cooking appliances, with room for a dining table.

Public transport links are convenient, with regular bus services towards Rotherham, Barnsley and Doncaster. Swinton railway station is accessible by a short drive or bus, offering services to Sheffield in around 25 minutes and to Doncaster in approximately 20 minutes, making this a practical base for commuters. Schools in the vicinity add to the appeal for families seeking a settled home in this part of Rotherham.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - A
Tenure - Freehold
Property Type - Semi Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge



With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace with log burner fire inset. With open spindled staircase rising to the first floor accommodation.

Dining Kitchen



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with gas hob, with electric oven below with extractor above, space and plumbing for an automatic washing machine. With further plumbing for a dishwasher the room hosts patio doors entering the conservatory.

Conservatory



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden

Principal Bedroom



With front facing aspect and central heating radiator.

Bedroom Two



With rear facing aspect, central heating radiator and fitted storage.

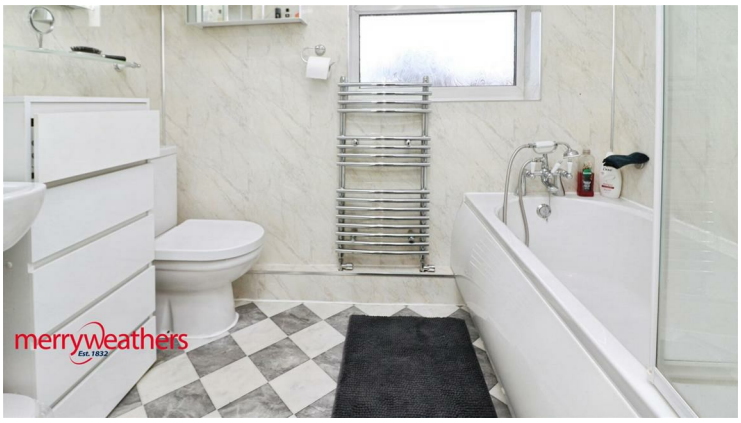
Bedroom Three





With front facing upvc window and central; heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External





To the front of the property an exemplary driveway, with gated access preceding the garage. To the rear is a good sized garden which extends behind the garage, with patio, artificial lawn and leaned areas

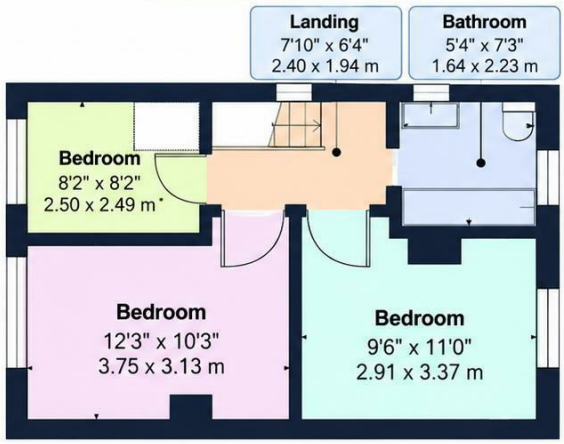
Tandem Garage

The garage hosts outbuildings within, secured by a garage door, hosting power and lighting.

Floor Plan



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

870.40 ft²

80.86 m²

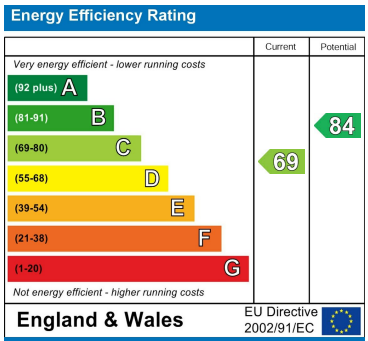
(1) Excluding balconies and terraces

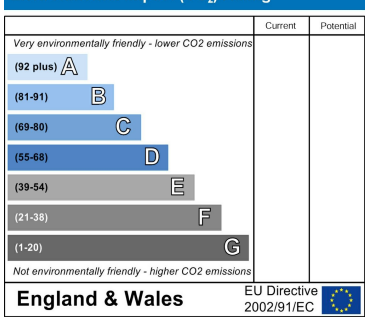
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Area Map



Energy Efficiency Graph





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