



## Barnsley Road

Wath-Upon-Dearne, Rotherham, S63 6DQ

Offers In The Region Of £130,000



- TWO BEDROOM END TERRACE PROPERTY
- MODERN FIXTURES AND FITTINGS
- ON STREET PARKING
- FREEHOLD
- EPC RATING: D
- STYLISH DECOR
- CELLAR
- TWO RECEPTION ROOMS
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: A

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Nestled in the sought-after village of Wath-Upon-Dearne, this charming two-bedroom end terrace house on Barnsley Road offers a delightful blend of modern living and classic character. Boasting stylish decor throughout, making it an inviting home for families and professionals alike.

Upon entering, you are welcomed into a spacious lounge that provides ample room for relaxation and socialising. The lounge seamlessly connects to a second reception room, which serves as a dining area that flows into the kitchen. This open-plan layout creates an ideal space for entertaining family and friends, ensuring that gatherings are both enjoyable and memorable.

The first floor features two generously sized double bedrooms, perfect for restful nights. The exquisite family bathroom is fitted with a modern three-piece suite, offering both comfort and convenience.

One of the standout features of this property is the large enclosed rear garden, which is mainly laid to lawn. This outdoor space is perfect for children to play or for hosting summer barbecues. Additionally, a decked area at the top level provides a lovely spot to sit and unwind during warmer months. For those in need of extra storage, a handy outer building is also included.

This delightful home is not only well-appointed but is also situated in a vibrant community, making it an excellent choice for anyone looking to settle in Wath-Upon-Dearne. With its combination of space, style, and outdoor charm, this property is sure to impress.

## LOUNGE

12'6" x 15'2" (3.81m x 4.62m)

Stepping double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, having a front facing double glazed window filling the room with natural light making this the perfect design for the principle reception room. Comprising of carpet flooring, wall mounted radiator with telephone point and ariel point in place. Further door leading straight into the dining room with stairs rising to the first floor.

## DINING ROOM

12'6" x 13'0" (3.81m x 3.96m)

Beautifully designed dining area with uPVC window looking out into the rear garden. Comprising of carpet flooring, wall mounted radiator with plenty of space for a dining table and chairs. Further open doorway leading straight into the kitchen area creating the perfect space for entertaining family and friends. Further door leading down into the cellar.

## KITCHEN

7'9" x 10'2" (2.36m x 3.10m)

You really appreciate the added benefits created by this brilliant, exquisite kitchen. Being well designed, benefiting from cream gloss wall and base units adding plenty of storage with complimentary work surface over, under counter space and plumbing for washing machine, built in sink and drainer with mixer tap. Plenty of added extras including built in four ring electric hob with extractor fan over and integrated electric double oven. Laminate flooring, double glazed window with external door giving access into the rear garden.

## LANDING

From the spacious landing doorways lead to both double bedrooms and family bathroom. With neutral décor, carpet flooring and handy storage cupboard to the side giving access to the loft space.

## BEDROOM ONE

12'6" x 12'0" (3.81m x 3.66m)

An exquisite master bedroom boasting stunning décor with the extra space we all crave. Wall mounted radiator with carpet flooring and uPVC window to the front exterior. Plenty of room for extra bedroom furniture.

## BEDROOM TWO

9'5" x 9'9" (2.87m x 2.97m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the overlooking the rear garden. Handy storage cupboard located in the corner.

## BATHROOM

7'9" x 10'3" (2.36m x 3.12m)

A beautifully presented, contemporary family bathroom. Comprising of three piece white suite with panelled bath, vanity unit with built in sink and low flush WC. Benefiting from Aqua panelling to walls with vinyl flooring, uPVC frosted window with wall mounted radiator. Airing cupboard located in the corner.

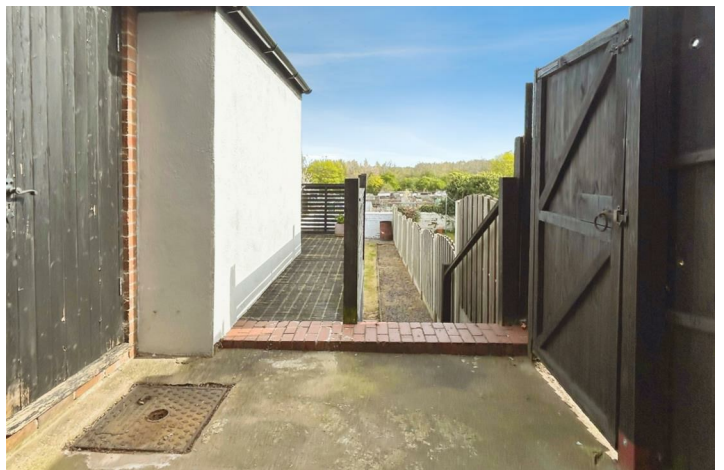
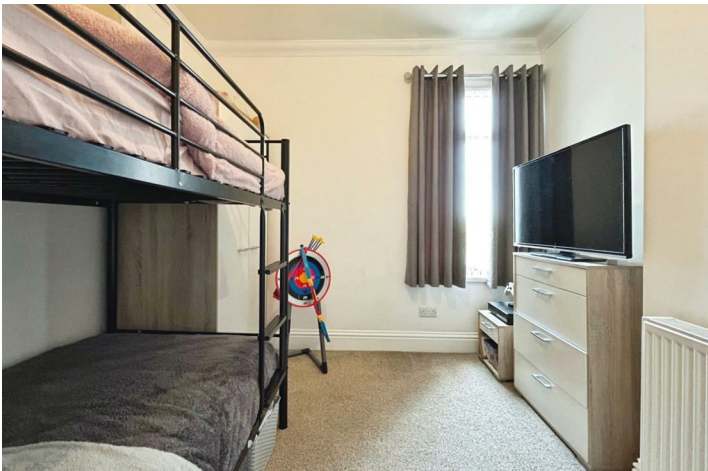
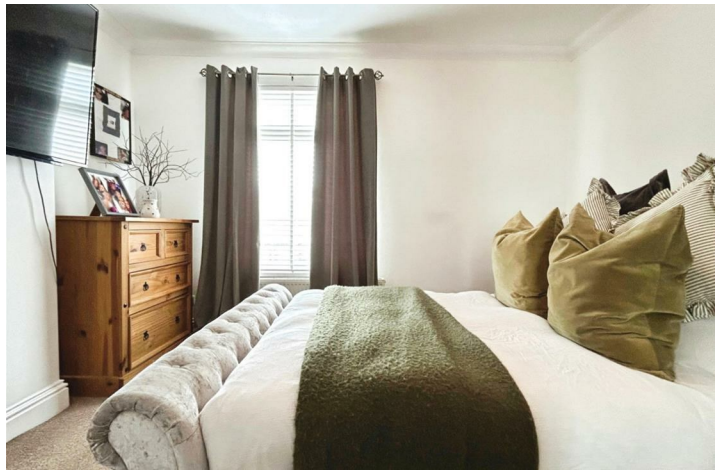
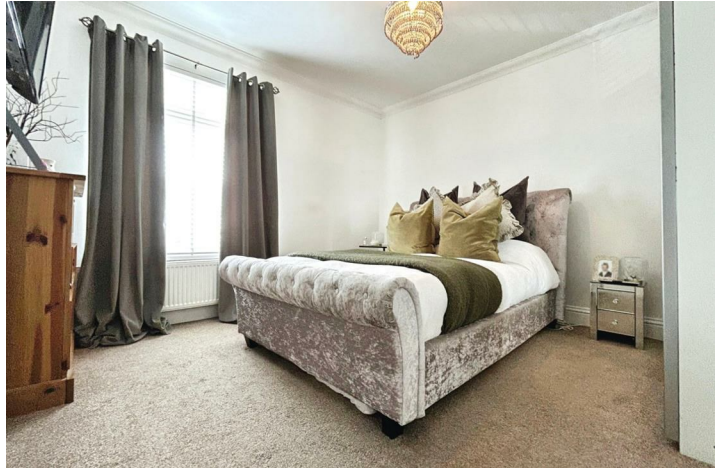
## EXTERIOR

The front of the property offers ample on street parking with gated access to the front door and small easy to maintain garden.

To the rear of the property is a fully enclosed garden, benefiting from outer building storage and a decked area creating the perfect area to sit in the summer months looking over the allotments. Stepping down the stairs leads you into the generous size lower garden, being mainly laid to lawn surrounded with wooden fencing. Plenty of scope to be used as you wish.

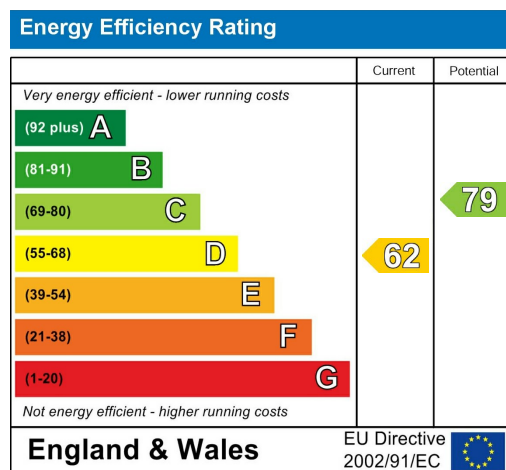
Floorplan







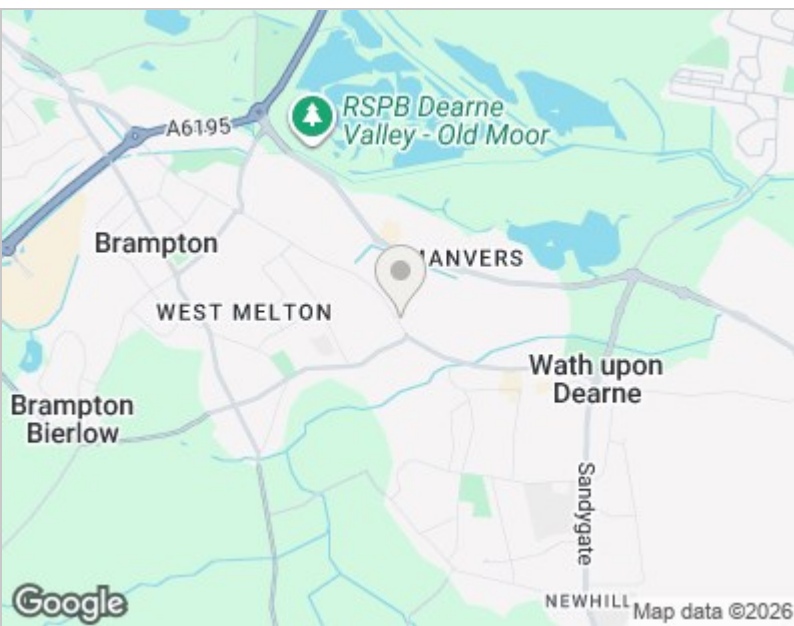
## Energy Efficiency Graph



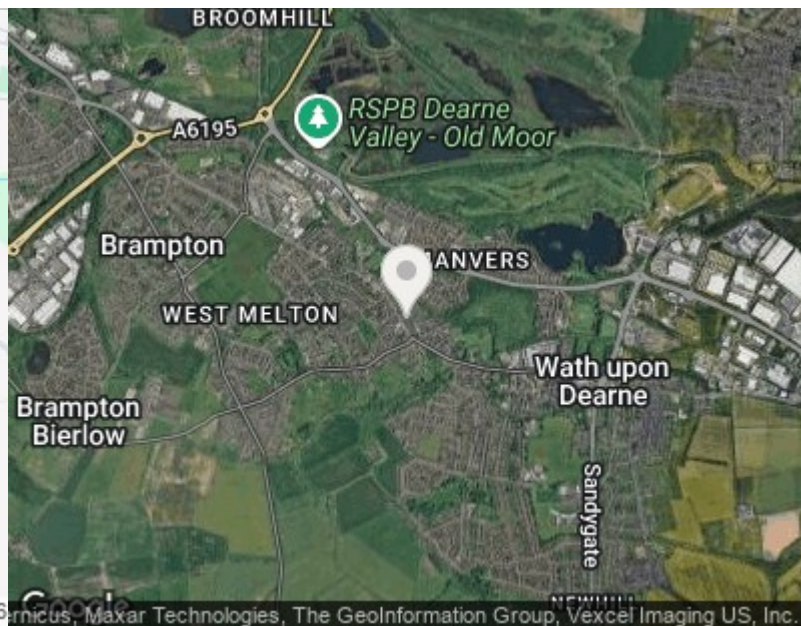
## Viewing

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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

