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Est. 1832









61 Avenue Road, Wath-Upon-Dearne, Rotherham, S63 7AG

Asking Price £125,000

** FIRST TIME BUYER / ATTRACTIVE RENTAL YIELD ***

For sale is this three-bedroom terraced house in Wath-upon-Dearne, offering well-presented accommodation and a low-maintenance outdoor space.

The front reception features a fireplace surround and serves well as a main living room, while the rear reception offers flexibility as a dining room or additional sitting room, leading through to the kitchen. The kitchen is fitted with contemporary white units, dark worktops and wood-effect flooring, with space for appliances.

To the rear, the property benefits from a walled, paved courtyard garden, creating a private, easy-care outdoor area suitable for seating and container planting.

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 - Terraced
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 - On Road
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 12'4" x 12'4" (3.76 x 3.76m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace

Dining Room 12'3" x 12'3" (3.74 x 3.75m)



With rear facing upvc window, central heating radiator and access to the Kitchen.

Kitchen 9'10" x 7'6" (3.01 x 2.31m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an ceramic hob and with oven below. There is a side facing aspect, with upvc entrance door and space and plumbing for an automation washing machine.

Bedroom 8'5" x 12'3" (2.58 x 3.75m)



With a front facing upvc window and central heating radiator.

Bedroom Two 8'0" x 13'8" (2.44 x 4.17)



With a front facing upvc window and central heating radiator

Bedroom Three 8'5" x 9'1" (2.58 x 2.79m)

With a 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. The room also hosts the gas combi boiler.

External



To the front is on road parking via Avenue Road itself, whilst to the rear is a low maintenance contained garden.

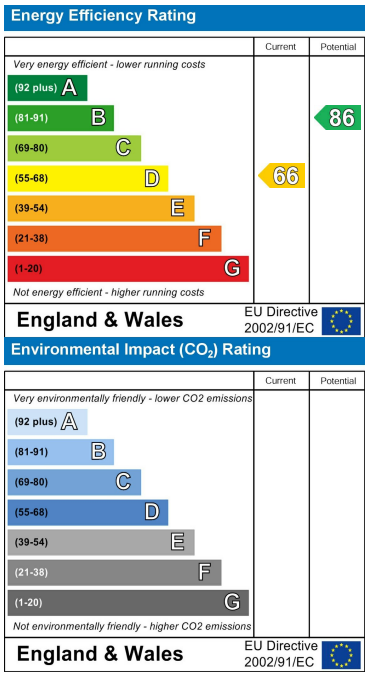
Floor Plan



Area Map



Energy Efficiency Graph



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