HUNTERS®

HERE TO GET *you* THERE



Park Road

Wath-upon-Dearne, Rotherham, S63 7LE

Guide Price £115,000 - £125,000

2 1 2

- TWO BEDROOM MID TERRACE PROPERTY
- POPULAR LOCATION
- GOOD COMMUTE AREA
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC
- ON STREET PARKING
- TWO RECEPTION ROOMS
- LARGE ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND: A

Tel: 01709 894440

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Nestled in the charming village of Wath Upon Dearne, Rotherham, this delightful two double bedroom terrace property offers an excellent opportunity for those seeking a comfortable home in a convenient location. The property is ideally situated on Park Road, providing easy access to local amenities, with shops and services just a short stroll away.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into the dining area, creating an inviting open-plan living space. A sliding door leads you into the kitchen, which is functional and ready for your personal touch. Upstairs, you will find two generously sized double bedrooms, perfect for relaxation or accommodating guests. The shower room is fitted with a three-piece suite, offering practicality for everyday living.

The property boasts both front and rear gardens, with the rear garden being particularly generous in size and easy to maintain, providing a lovely outdoor space for leisure or gardening enthusiasts. The home presents a fantastic opportunity to create a personalised living space that reflects your style and preferences.

This property is perfect for first-time buyers, small families, or investors looking to add to their portfolio. With its prime location and potential for enhancement, this terrace home is not to be missed.

LOUNGE

Via a uPVC front entrance door this leads directly into the light and spacious living room. Having uPVC window to the front filling the room with natural light, carpet flooring with wall mounted radiator, aerial and telephone point in place and carpeted stairs rising to the first floor landing. Gas fire in place bringing not only a cosy feel to the room but a focal point, with further hidden trap door under the main staircase opening to a cellar.

DINING ROOM

Making this the social hub of the home, the dining room is spacious with carpet flooring and plenty of room for a large dining table making this the perfect space to entertain guests. Having wall mounted radiator, uPVC window to the rear with further sliding door leading straight into the kitchen.

KITCHEN

Modern fitted kitchen with an array of wall and base units fitted providing storage, contrasting work surface over, sink, drainer with stainless steel mixer tap, integrated four ring gas hob, integrated electric oven and plumbing for washing machine. Splash back tiles to walls, uPVC window to the rear and a uPVC rear entrance door.

BEDROOM ONE

Generously sized master bedroom with plenty of room to add more bedroom furniture if needed. Benefitting from wall mounted radiator, carpet flooring and uPVC window to the front elevation. Handy storage cupboard located in the corner.

BEDROOM TWO

A further double bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the rear. Further door leading to the family shower room.

SHOWER ROOM

Modern family shower room fitted with three piece suite. Comprising of built in low flush WC, wash hand basin and corner shower. Vinyl flooring with wall mounted radiator and uPVC frosted window to the side.

EXTERIOR

To the front of the property is a small walled yard, access through an iron gate leading up to the front entrance.

At the rear is a fully enclosed, well maintained and beautiful presented garden. Being mainly laid to lawn with slabbed patio area in place ideal for seating and enjoying the warmer months with family and friends. Slabbed pathway leading to the rear wooden gate giving access around the rear. This beautiful garden really is a place you can enjoy.

Floorplan


GROUND FLOOR
1ST FLOOR
KITCHEN
8'2" x 7'0"
2.50m x 2.13m
DINING ROOM
12'0" x 11'9"
3.66m x 3.57m
LOUNGE
15'2" x 11'9"
4.62m x 3.57m
BATHROOM
8'0" x 6'9"
2.44m x 2.06m
BEDROOM 2
11'9" x 11'9"
3.58m x 3.57m
STORAGE
BEDROOM 1
11'9" x 11'9"
3.59m x 3.57m
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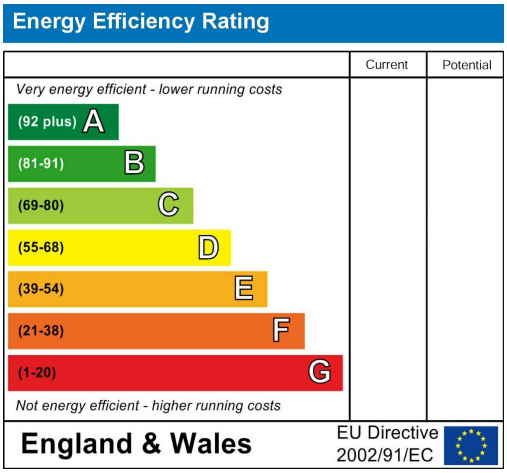


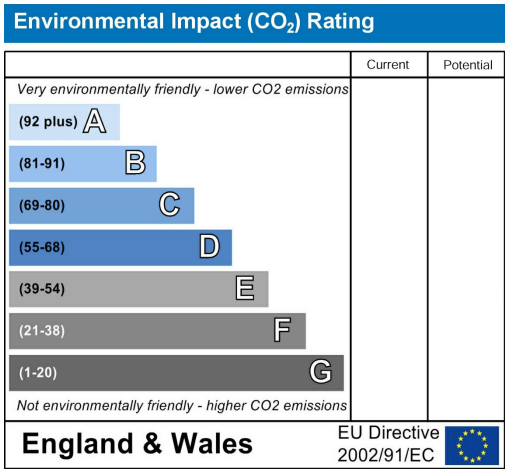







Energy Efficiency Graph





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



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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.

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The Property Ombudsman