

Crucible Homes



Flintway
Rotherham, S63 7TS

Guide Price
£230,000-£240,000

Overview

Three bedrooms

Semi detached house

Spacious accommodation throughout

Low Maintenance Rear Garden

Driveway and detached garage

Desirable location



Description

Flintway, Wath Upon Dearne
Guide Price £230,000 – £240,000

Situated in a popular residential area of Wath Upon Dearne, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families and first-time buyers alike.

HALLWAY Having an entrance door, central heating radiator and providing access to the staircase leading to the first floor and the kitchen. The hallway also benefits from a useful under-stairs storage cupboard, ideal for coats and household storage.

KITCHEN Fitted with a range of neutral wall and base units and incorporating a selection of integrated Bosch appliances including an oven, built-in microwave and electric hob, with a CDA extractor fan over. The kitchen further benefits from a small radiator, space for an American-style fridge freezer and a double-glazed window providing natural light. A side access door leads directly to the driveway, which in turn provides access to the garage and rear garden.

LOUNGE/DINER A spacious and well-presented open-plan lounge and dining area, benefiting from a double-glazed bay window allowing for plenty of





TOTAL FLOOR AREA - 119.8 sq.m. (1290 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

natural light. The room features a central heating radiator and an electric fireplace, creating a comfortable and versatile living space ideal for both relaxing and entertaining.

MASTER BEDROOM A well-proportioned master bedroom featuring fitted wardrobes, a double-glazed bay window providing ample natural light, a ceiling fan with integrated light, and a central heating radiator.

BEDROOM A double bedroom positioned to the rear of the property, enjoying pleasant garden views. The room benefits from fitted wardrobes, double-glazed window and a central heating radiator.

BEDROOM A smaller bedroom currently used for storage, featuring a staircase providing access to a useful loft room. The space offers versatility and potential for a variety of uses, subject to requirements.

LOFT ROOM Useable loft room with access to electricity and plumbing.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

