



24 Hawthorne Road, Wath-Upon-Dearne, Rotherham, S63 7AX

Situated in the popular area of Wath-upon-Dearne, this well-presented three-bedroom end terrace home offers generous living space both inside and out, making it an excellent choice for first-time buyers, growing families, or anyone looking for a home that's ready to move straight into.

Stepping inside, you're welcomed by a bright and spacious living room, offering plenty of room to relax and unwind after a busy day. To the rear of the property is the open-plan kitchen and dining area, creating a sociable space that's perfect for everyday family life or entertaining friends. Patio doors flood the room with natural light and open directly onto the rear garden, while a useful under-stairs storage cupboard provides valuable additional storage.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious double bedrooms and a good-sized single room. Completing the first floor is a modern family bathroom, finished in a contemporary style.

Outside, the property continues to impress. To the front, there's secure off-road parking for multiple vehicles behind gated access, along with an enclosed lawn area. To the rear, the enclosed garden provides a fantastic space for outdoor dining, summer barbecues, or simply relaxing in the warmer months. A particular highlight is the large garage and adjoining workshop, offering excellent storage, workshop space, or potential for a variety of hobbies and

- *NO CHAIN*
- 3 Bedroom House
- Open Plan Kitchen-Diner
- Patio Doors to the Rear Garden
- Spacious and Bright Living Room
- Modern Bathroom
- Off Road Parking and Garage
- 2 Gardens
- Close to Schools, Shops, Amenities and Wath Town Centre
- Viewing Highly Recommended

£140,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	