

Churchills



Buckleigh Road

Wath-Upon-Dearne, Rotherham S63 7JA

- FOUR BEDROOM
- EXTENSIONS TO SIDE AND REAR
- WC, BATHROOM AND SHOWER ROOM
- BEAUTIFUL GARDENS
- DETACHED HOUSE
- ATTIC ROOM
- DETACHED GARAGE WITH UTILITY AREA
- EPC RATING D

Offers In The Region Of £395,000 Freehold





Situated on Buckleigh Road in Wath-Upon-Dearne, Rotherham, this delightful detached house offers a perfect blend of comfort and space for family living. The property has been extended to the side and rear elevations and with four generously sized bedrooms, this property is ideal for those seeking room to grow or accommodate guests.

The home features two inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile areas cater to all your needs.

Additionally, the property boasts a beautiful garden area with paved patio and secluded garden area with summer house and mature trees for those days you just want to escape into another world.

Set in a friendly neighbourhood, this residence is not only a house but a place to create lasting memories. With its spacious layout and practical amenities, it is a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

STORM PORCH

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing with hand rail and newel posts. Storage cupboards off. Single panelled central heating radiator.

LOUNGE

14'1" * 12'5"

uPVC double glazed bay window to front elevation. Surround housing a modern electric fire with marble back and hearth. Single panelled central heating radiator. TV aerial socket.

DINING ROOM

19'2" * 10'9" reducing to 9'2"

uPVC double glazed French doors with uPVC double glazed windows to either side. Two double panelled central heating radiator. TV aerial socket.

KITCHEN

11'0" * 9'5"

uPVC double glazed window to rear elevation. Range of wall and base units with quartz work surfaces. Built in cooking facilities comprising of double electric oven, microwave and induction hob with modern chimney type extractor over. Quartz paneling to splash back areas. Integrated appliances include fridge and freezer units and dishwasher. Amtico flooring. One and a half bowl single drainer sink unit with mixer tap. LED downlights to ceiling. Understairs storage cupboard. Double panelled central heating radiator. Wall mounted boiler to one wall unit. uPVC double glazed and panelled doorway to side elevation.

WC

4'9" * 3'11"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. LED downlights to ceiling. Tiles to splash back areas. Extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail spindles and newel posts. Stairway to attic rooms.

BEDROOM ONE

15'2" * 12'4"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator.

BEDROOM TWO

15'6" reducing to 11'3" * 9'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

WALK IN WARDROBE

6'6" * 3'10"

LED down light to ceiling. Shelving and hanging space.

BEDROOM THREE

11'1" * 10'11"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

BEDROOM FOUR

8'10" * 8'2"

uPVC double glazed window to front elevation. Range of fitted wardrobes, drawers and bed base with storage beneath. Single panelled central heating radiator.

BATHROOM

9'5" * 7'7"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower with pump over, hand wash basin and low flush WC. Range of fitted drawers and cupboards. Single panelled central heating radiator. Fully tiled to all walls and floor. LED downlights to ceiling. Extractor fan. Airing cupboard off.

SHOWER ROOM

7'6" * 4'10"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC and hand wash basin with storage, Separate double shower cubicle with electric shower. Fully tiled to all walls and floor. LED downlights to ceiling. Heated towel rail. Extractor fan.

ATTIC LANDING

Stairs from first floor landing. Double glazed Velux window to roof elevation. Storage cupboard off. Single panelled central heating radiator. Doorway to:

ATTIC ROOM

14'9" * 10'11"

Double glazed Velux window to front and rear roof elevations. Single panelled central heating radiator.

DETACHED GARAGE

20'4" * 10'4"

Brick built with remote control up and over door. Light and power supplied. Through to:



UTILITY AREA

20'4" * 5'2"

uPVC double glazed window to side elevation. Range of base units with roll edged work surfaces. Single drainer sink unit. Space and plumbing for an automatic washing machine and space for further appliances.

OUTSIDE AND GARDENS

To the front is a good size garden, mostly grass with well stocked borders. Block paved driveway for off road parking, driveway continues under side extension giving covered parking for one vehicle with outside tap and electric point and leading to detached garage. To the rear is a large garden with paved patio area and steps leading to a delightful area with summer house, trees, grassed lawn and shrubs to borders.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this

property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Rotherham MBC
Council Tax Band E
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.