



Songthrush Way

Wath-Upon-Dearne, Rotherham, S63 6FN

Guide Price £210,000 - £220,000



- THREE BEDROOM, THREE STORY END TERRACE
- OFF ROAD PARKING
- SOUGHT AFTER ESTATE CLOSE TO MANVERS LAKE
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX BAND C

- NO UPWARD CHAIN
- ENCLOSED WELL MAINTAINED GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- EPC RATING C

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Nestled in the desirable area of Wath-Upon-Dearne, this charming end terrace house on Songthrush Way offers a perfect blend of modern living and convenience. Built in 2011, this three-bedroom property spans an impressive 1,113 square feet across three well-designed stories, providing ample space for families or those seeking extra room to breathe.

As you enter, you are welcomed into a bright and airy reception room, ideal for both relaxation and entertaining. The property boasts two well-appointed bathrooms, ensuring comfort and privacy for all residents. The modern fixtures and fittings throughout the home reflect a contemporary style, making it easy to move in and start enjoying your new space.

One of the standout features of this property is the beautifully presented enclosed rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, the ample off-road parking adds to the convenience of this home, making it an excellent choice for families with multiple vehicles.

Situated in a sought-after estate, this property is conveniently located near Manvers Lake, offering picturesque walks and recreational activities. Local amenities are also within easy reach, ensuring that all your daily needs are met without hassle. Furthermore, the good commute location makes it an ideal choice for those who travel for work.

With no upward chain, this property is ready for you to make it your own. Don't miss the opportunity to secure this delightful home in a thriving community.

Tel: 01709 894440

Entrance Hall

Via the composite front door this opens into the roomy entrance hall, ideal for coats and shoes, with tiled floor for easy clean, uPVC window to the front, stairs rising to first floor, wall mounted radiator and door opening to the kitchen/diner.

Kitchen/Diner

Step inside the real hub of the home, the spacious kitchen/diner has ample space for a dining table making this a great spot to entertain family and friends. The kitchen has an array of wall and base units fitted in white providing storage as well as housing the property's combi boiler, contrasting work surface over with sunken sink, drainer and stainless steel extendable hose style mixer tap. Integrated electric oven with gas hob and extractor fan over, integrated dishwasher as well as space and plumbing for washing machine, tiled floor for easy clean, uPVC window to the front with doors then leading to WC and living room.

Downstairs WC

Handy addition to any busy household, comprising of low flush WC, pedestal wash hand basin, tiled floor and wall mounted radiator to finish.

Living Room

The light and airy living room has uPVC windows as well as uPVC French style doors to the rear filling this room with natural light, decorated in neutral tones with carpet to floor, wall mounted radiator and aerial point, this is the place to enjoy those cosy evenings with family.

Landing

The landing is decorated in neutral tones with a wall mounted radiator and doors leading to bedrooms two and three, family bathroom, airing cupboard for storage and finally to the snug/second landing with stairs to the master bedroom.

Bedroom Two

A very spacious double bedroom with ample room to add storage and furniture, decorated in neutral tones with two uPVC windows to the rear filling the room with natural light, carpet to floor and wall mounted radiator to finish.

Bedroom Three / Office

The roomy third bedroom is currently used as the home office, decorated in cool tones with uPVC window to the front, carpet to floor and wall mounted radiator.

Family Bathroom

Perfect spot to relax and unwind, the family bathroom comprises of low flush WC, pedestal wash hand basin

and bath with shower over, splash back tiles to walls, neutral decoration, heated towel rail and frosted uPVC window to the side.

Snug/Landing

This impressive extra space gives way to the stairs rising to the master bedroom, this could be utilised as a snug, a great space to read and enjoy a morning coffee, with uPVC window to the front, carpet to floor and wall mounted radiator.

Bedroom One

The generously sized master bedroom has built in wardrobes providing that extra storage we all crave as well as having access to the eaves, this expansive room gives ample space to have a dressing area or seating area as well as being filled with natural light from uPVC window to the front as well as Velux style window to the rear, the room is decorated in neutral tones with wall mounted radiators and door leading to the ensuite.

Ensuite

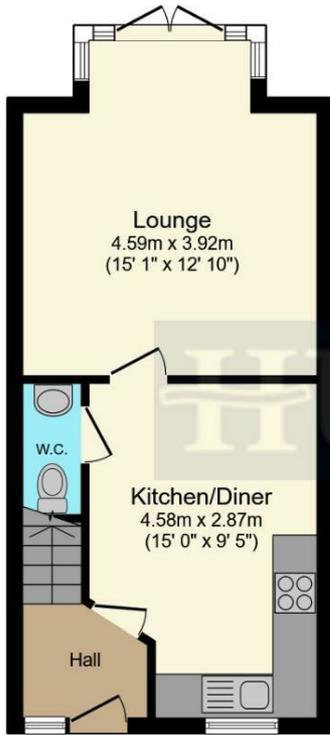
A place to freshen up, the mosque style ensuite comprises of corner shower unit, pedestal wash hand basin and low flush WC, tiled walls and floor, with chrome heated towel rail and Velux style window to the rear.

Exterior

The front of the property allows for secure off road parking with a well maintained driveway giving two parking spaces, a paved pathway gives access to the front entrance as well as access to the side and rear of the home.

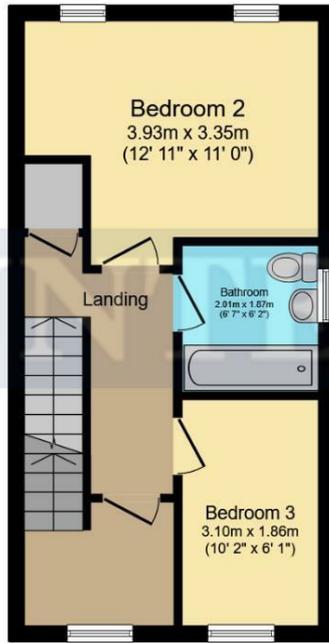
At the rear is a beautifully presented, fully enclosed garden, partly paved and decked, ideal for seating and enjoying the warmer months, a well maintained lawn sits to the centre with decorative pebbles to the borders as well as established tree and shrubs not only adding to the privacy but also the beauty of the space, the rear garden really is a place the whole family can enjoy.

Floorplan



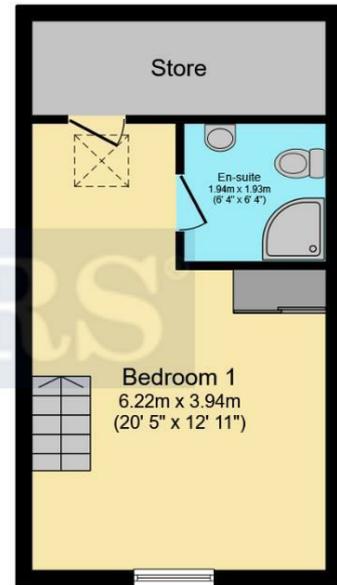
Ground Floor

Floor area 35.3 sq.m. (380 sq.ft.)



First Floor

Floor area 33.1 sq.m. (356 sq.ft.)



Second Floor

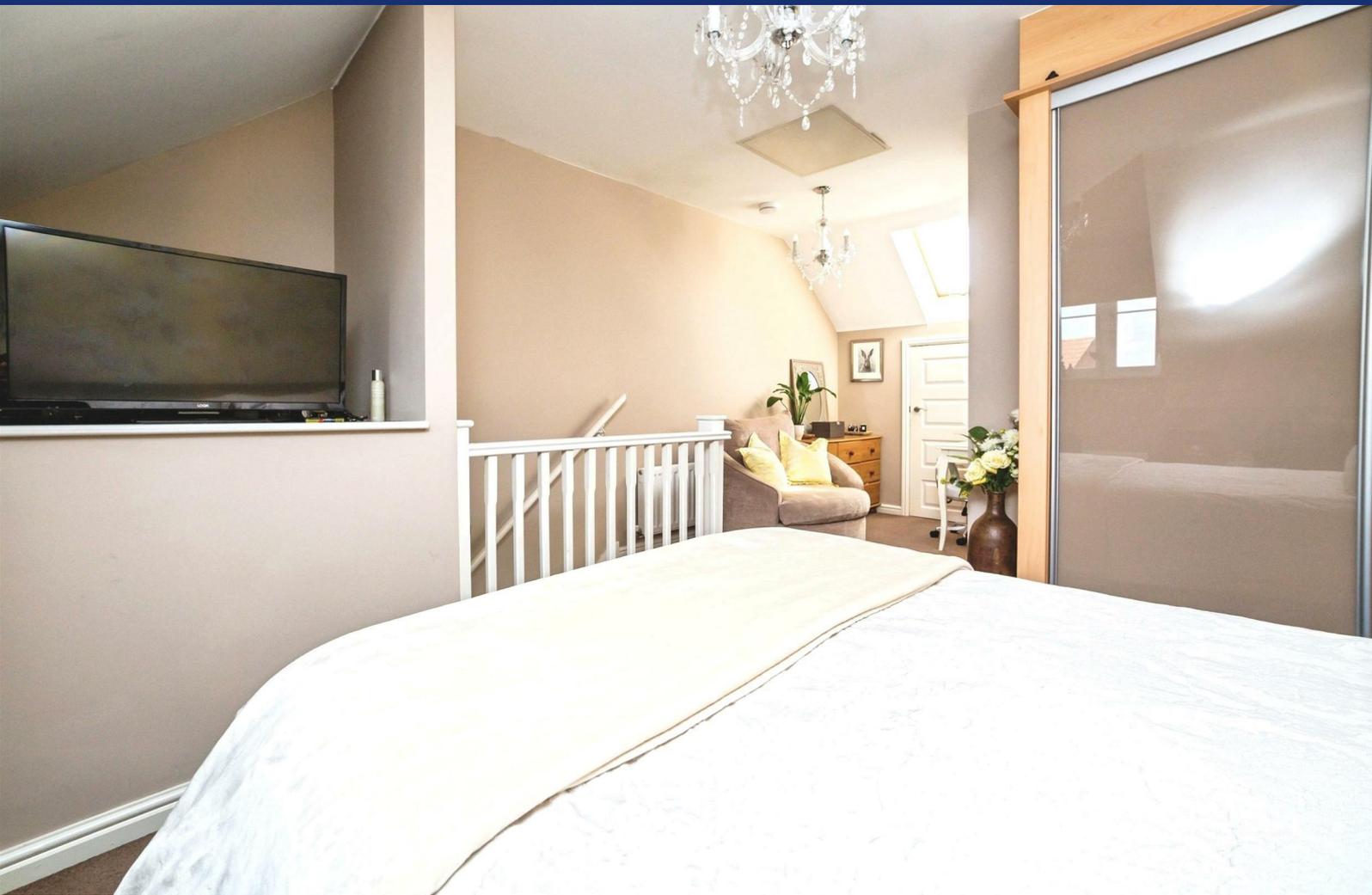
Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 98.5 sq.m. (1,060 sq.ft.)

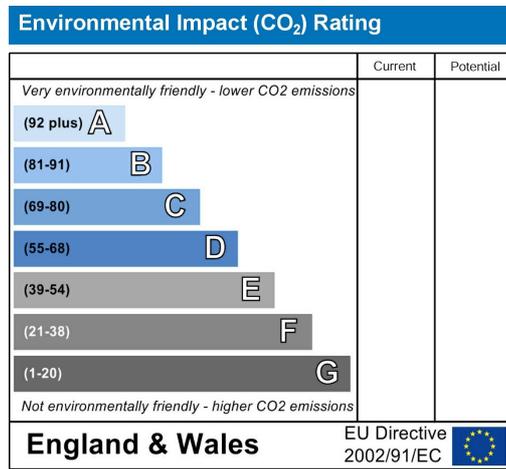
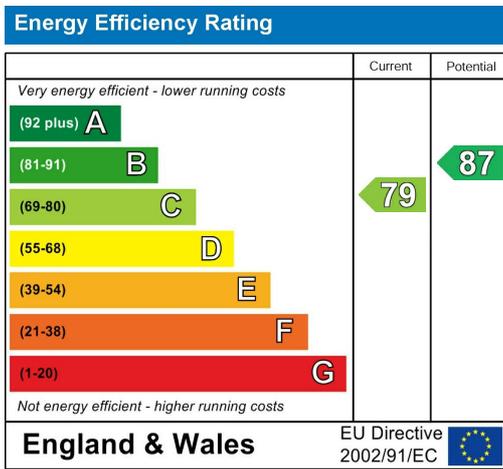
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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





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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