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Melton High Street

Wath-Upon_Dearne, Rotherham, S63 6QF

Guide Price £130,000 - £140,000

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- TWO BEDROOM TERRACED PROPERTY
- POPULAR LOCATION
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING: C
- OFF ROAD PARKING
- STYLISH DECOR
- CLOSE TO ALL LOCAL AMENITIES
- WILL BE FREEHOLD ON COMPLETION THIS IS BEEN DEALT WITH
- COUNCIL TAX ABND: A

Tel: 01709 894440

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Situated in the charming village of Wath Upon Dearne, Rotherham, this beautifully presented two-bedroom terraced house is a delightful find for those seeking a blend of comfort and style. The property enjoys an excellent location with superb transport links to Barnsley, Rotherham, Sheffield, and Doncaster, making it an ideal choice for both professionals and families.

As you step inside, you are greeted by a stunning lounge area that radiates warmth and charm, enhanced by a large bay window that floods the room with natural light. This inviting space is perfect for relaxation and unwinding after a long day. The ground floor flows effortlessly into a well-designed kitchen dining room, which is not only functional but also creates a lovely atmosphere for entertaining family and friends.

On the first floor, you will find two generously sized bedrooms, providing ample space for rest and privacy. The second bedroom features a convenient storage cupboard, adding to the practicality of the home. The family bathroom is equipped with a modern three-piece suite, including a low flush WC, wash hand basin, and a panelled bath with a shower over, catering to all your needs.

The lower level of the property includes a cellar, offering valuable storage options or the potential to be transformed into a personal retreat. Outside, the property boasts a beautifully enclosed rear yard, fully blocked paved and complete with wooden gates for off-road parking. Additionally, on-street parking is available to the front, enhancing the convenience of this charming home.

This property presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living. Do not miss the chance to make this lovely house your new home.

LOUNGE

12'5" x 14'5" including bay window (3.78m x 4.39m including bay window)

Stepping through a white uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, having a large uPVC bay window to the front filling the room with natural light. Stylish décor with carpet flooring, wall mounted radiator, aerial and telephone point in place with door opening into the hallway.

HALL

Staircase rising to first floor landing with further door opening into the Kitchen Dining Room.

KITCHEN DINING ROOM

13'2" x 12'4" (4.01m x 3.76m)

With its modern, roomy feel this well designed kitchen comprises of an array of wall and base units providing plenty of storage space, contrasting work surface over with built in sink and drainer and mixer tap over, integrated four ring electric hob with electric oven, extractor fan fitted over. Benefiting of space and plumbing for washing machine, splash back tiles to walls with easy to part tile and part laminate flooring, uPVC window as well as a uPVC rear entrance door opening into the garden. Further door leading into the cellar providing further storage space.

CELLAR

Extra addition to this splendid property is this handy cellar. Currently used for storage however can been altered to fit your needs.

LANDING

Neutrally decorated landing with doorways to both bedrooms and family bathroom. Access to partially boarded loft.

BEDROOM ONE

12'5" x 12'4" (3.78m x 3.76m)

A sumptuous large master bedroom dazzling with beautiful décor. Having carpet flooring, wall mounted radiator and uPVC window overlooking the front elevation. Plenty of space for bedroom furniture.

BEDROOM TWO

6'8" x 13'3" (2.03m x 4.04m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the overlooking the rear garden with splendid views. Handy storage cupboard located in the corner.

BATHROOM

5'4" x 9'5" (1.63m x 2.87m)

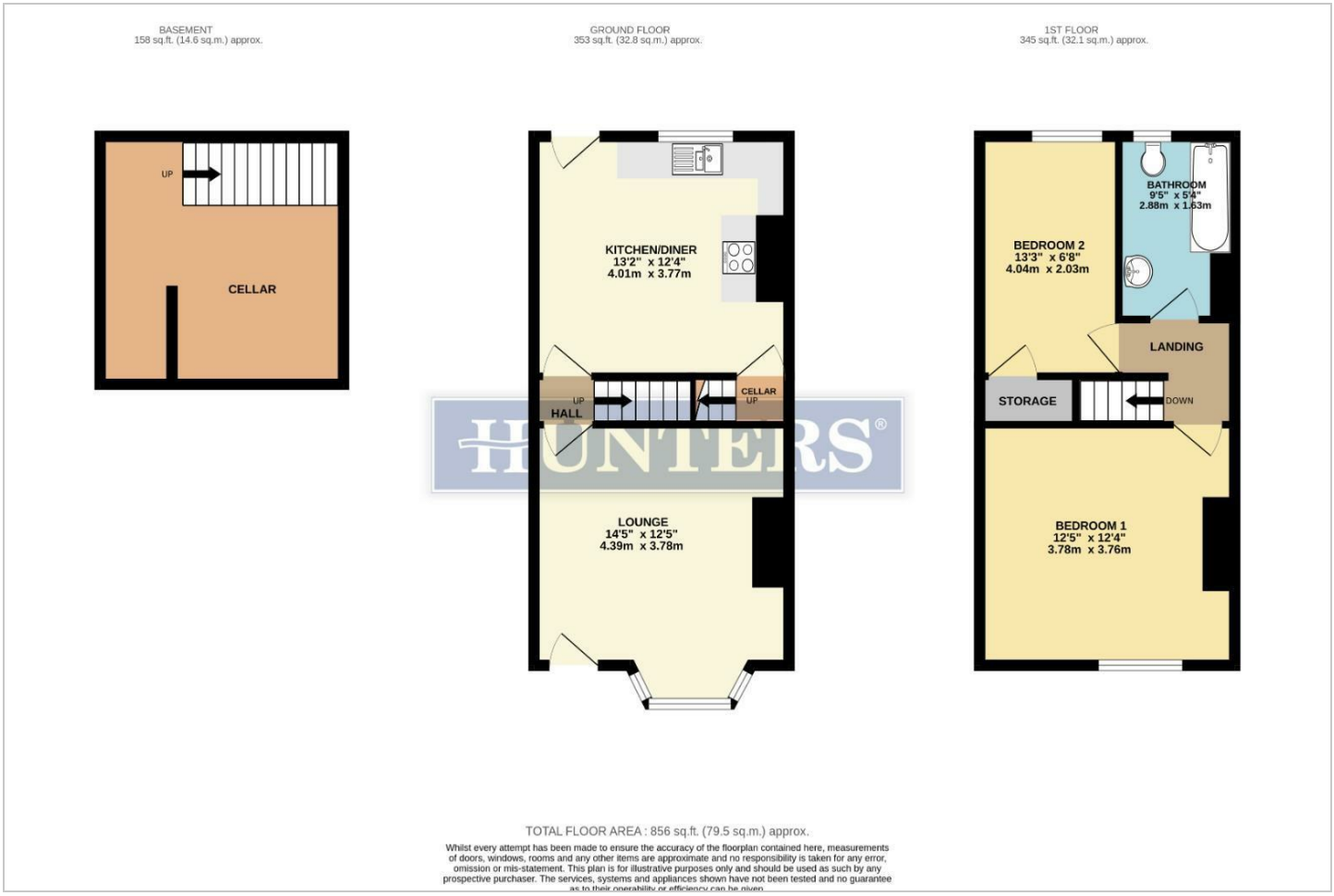
Modern and sleek family bathroom with three piece suite in white comprising of low flush WC, hand wash basin and panelled bath with shower over. Having the bonus of a tall heated towel rail with easy to clean vinyl flooring with splash back tiles and uPVC frosted window to the rear.

EXTERIOR

To the front of the property is a beautiful gated garden area with gated steps and pathway leading to the front entrance.

Adding further wow factor to this family home is this well designed, fully enclosed garden area. Being fully block paved with large wooden double gates providing off road parking. Benefiting from a handy brick build building creating further outside storage.

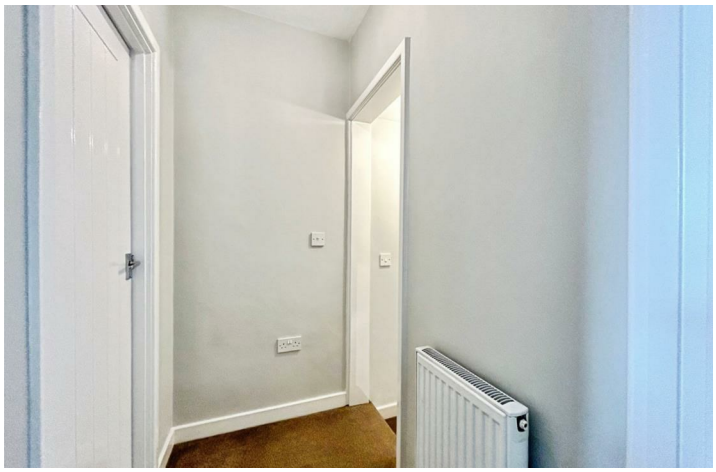
Floorplan


BASEMENT
158 sq.ft. (14.6 sq.m.) approx.
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.
1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.
UP
CELLAR
KITCHEN/DINER
13'2" x 12'4"
4.01m x 3.77m
UP
HALL
CELLAR
UP
LOUNGE
14'5" x 12'5"
4.39m x 3.78m
BATHROOM
9'5" x 5'4"
2.88m x 1.63m
BEDROOM 2
13'3" x 6'8"
4.04m x 2.03m
LANDING
STORAGE
DOWN
BEDROOM 1
12'5" x 12'4"
3.78m x 3.76m
TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



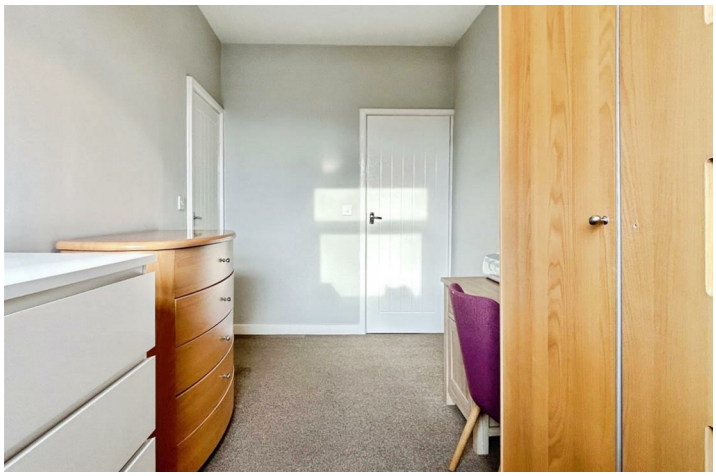




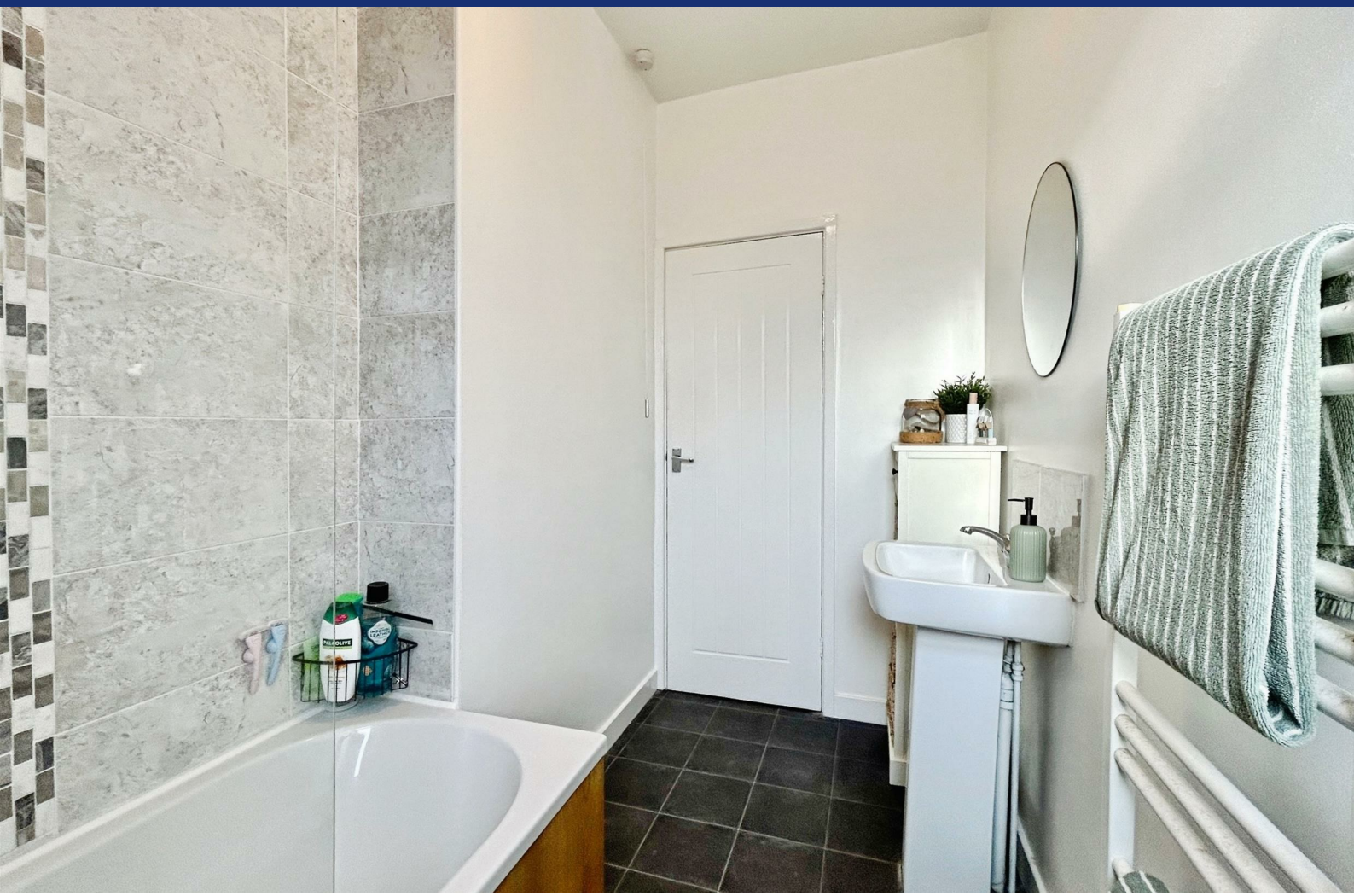




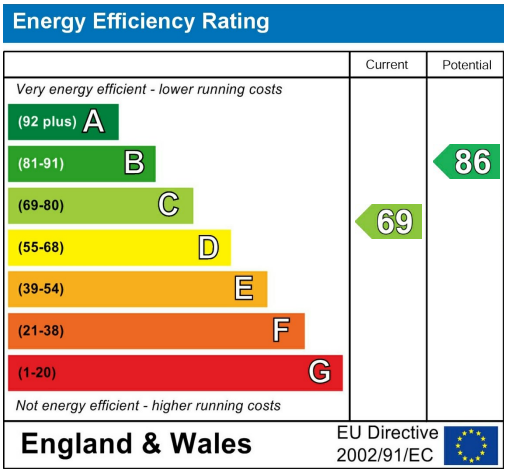


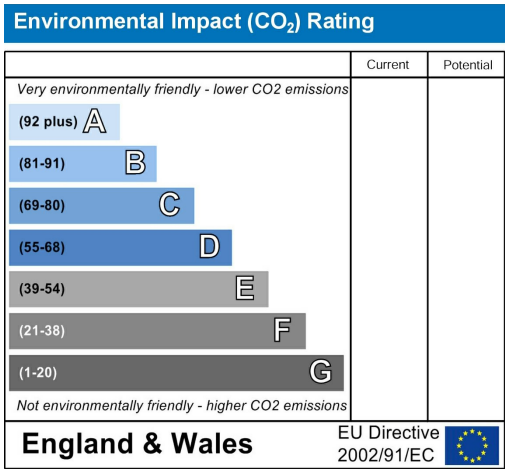







Energy Efficiency Graph





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