



## Brampton Road

Wath-Upon-Dearne, Rotherham, S63 6BG

Guide Price £200,000 - £210,000



- THREE BEDROOM END TERRACE PROPERTY
- CONSERVATORY
- BEAUTIFUL ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- EPC RATING: B
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- MODERN FIXTURE AND FITTINGS
- FREEHOLD
- COUNCIL TAX BAND: B

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Nestled on Brampton Road in the charming area of Wath-Upon-Dearne, Rotherham, this exquisite three-bedroom end terrace property presents a wonderful opportunity for families and professionals alike. As you step through the entrance hall, you are welcomed into a spacious living area adorned with tasteful decor and modern luxury vinyl tile flooring. The generous dimensions of this space are enhanced by French doors that lead to a delightful conservatory, seamlessly blending indoor and outdoor living.

The modern kitchen is a chef's dream, featuring a four-ring electric hob, a built-in electric oven, and an integrated dishwasher, making meal preparation a pleasure. A convenient downstairs WC adds practicality for busy households. Ascending to the roomy carpeted landing, you will find access to three generously sized bedrooms, each offering a peaceful retreat. The tranquil family bathroom is fitted with a stylish three-piece suite, perfect for unwinding after a long day.

Outside, the enclosed rear garden is a true gem, boasting low-maintenance artificial grass and a slabbed patio area, ideal for entertaining or enjoying a quiet afternoon in the sun. The property also benefits from a private car park, providing allocated spaces for you and your neighbours, ensuring that parking is never a concern.

Situated in a prime location, this home offers excellent commuting options and is conveniently close to local amenities, making it an ideal choice for those seeking both comfort and convenience. This property is not just a house; it is a place to create lasting memories.

## ENTRANCE HALL

Via the front entrance door leads you into this captivating property. Greeted by the roomy entrance hall flowing seamlessly into the living area. Having LVT flooring with carpeted stairs rising to first floor and doors leading to downstairs WC and Kitchen.

## LIVING AREA

17'1" x 17'1" (5.21m x 5.21m)

Stepping into the real hub of the home. You really appreciate the added benefits created by this exquisite open plan living space providing the perfect place to entertain family and friends. Practical LVT flooring with stunning décor with two uPVC windows as well as uPVC French doors leading directly into the conservatory area. Plenty of space for a dining table and furniture. Comprising of wall mounted radiators, aerial point in place and large storage cupboard to the side.

## CONSERVATORY

6'9" x 7'9" (2.06m x 2.36m)

Bringing the outdoors in, this handy convenient room can be used as your wish. Having laminate flooring surrounded with uPVC windows filling the room with natural light. Further uPVC French door leading straight into the beautiful enclosed rear garden and side uPVC door giving access to the side of the property.

## KITCHEN

8'4" x 11'3" (2.54m x 3.43m)

The sleek kitchen is fitted with an array of white high gloss wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring electric hob with extractor fan over, integrated dishwasher, under counter space and plumbing for washing machine and space for tall fridge freezer. Vinyl flooring and uPVC window to the front.

## DOWNSTAIRS WC

3'5" x 5'8" (1.04m x 1.73m)

Handy addition to any busy household, comprising of low flush WC and wash hand basin with uPVC window to the front and wall mounted radiator.

## LANDING

Roomy landing having carpet flooring with doors leading to all three bedrooms and family bathroom, with access to the loft space.

## BEDROOM ONE

9'1" x 16'00" (2.77m x 4.88m)

An sumptuous master bedroom, boasting of plenty of room for bedroom furniture. Stylish décor with carpet flooring and wall mounted radiator. UPVC window overlooking the front exterior with beautiful views.

## BEDROOM TWO

10'3" x 12'6" (3.12m x 3.81m)

The spacious layout continues with this further double bedroom. Boasting modern décor with uPVC window overlooking the rear garden filling the room with natural sources of light. Wall mounted radiator and laminate flooring.

## BEDROOM THREE

7'7" x 10'0" (2.31m x 3.05m)

Further food sized bedroom comprising from neutral décor with carpet flooring and uPVC window overlooking the front elevation.

## BATHROOM

6'3" x 6'7" (1.91m x 2.01m)

The perfect spot to relax and unwind this elegant family bathroom comprises of tiled walls in serene tones with three piece suite. Comprising panelled bath with shower over and glass screen, vanity unit with built in sink and low flush WC. Having tall heated towel rail and frosted uPVC window to finish.

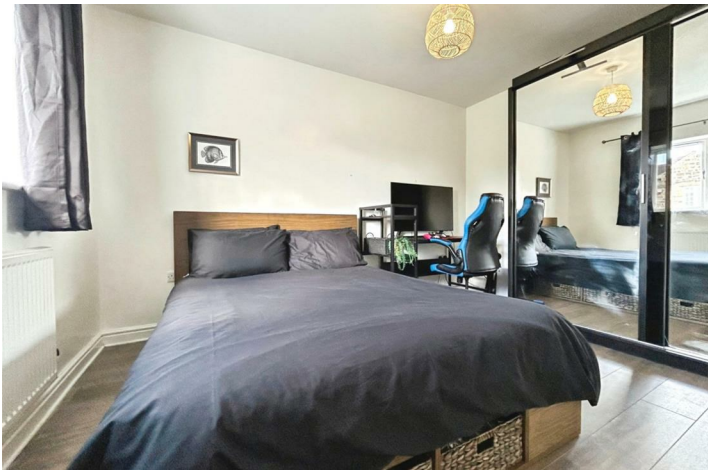
## EXTERIOR

The property boasts great kerb appeal benefiting from a private car park for yourself and neighbours with your very own parking space for three vehicles. Well-maintained lawn area with pathway leading to front entrance. Further pathway leading down side of the property with wooden gate giving access to the rear garden.

To the rear of the property stands an exquisite well landscaped, fully enclosed garden area boasting with the benefit of artificial grass. Beautiful slabbed patio area creating the perfect place to sit and unwind in the summer months. Wooden fencing to the borders with French patio doors leading into the conservatory.

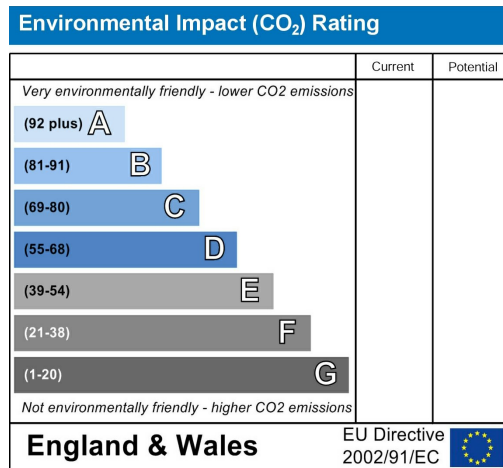
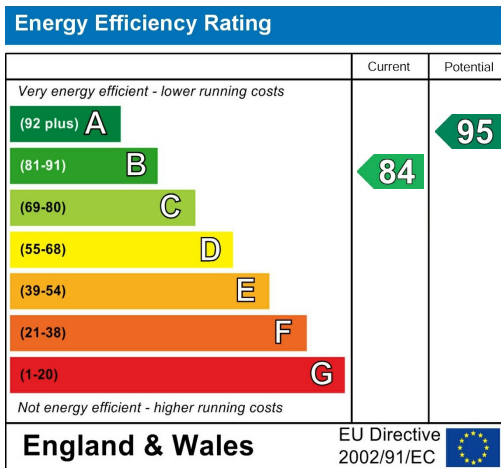
# Floorplan







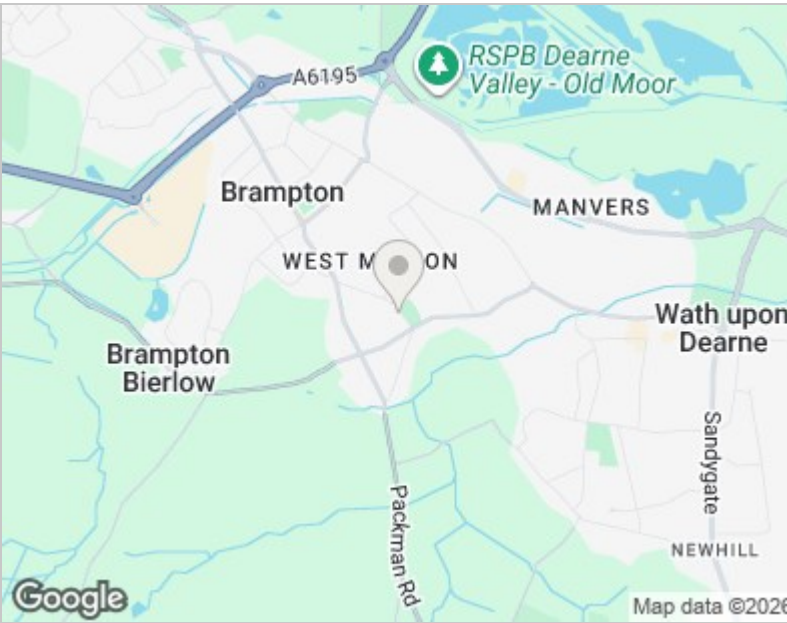
### Energy Efficiency Graph



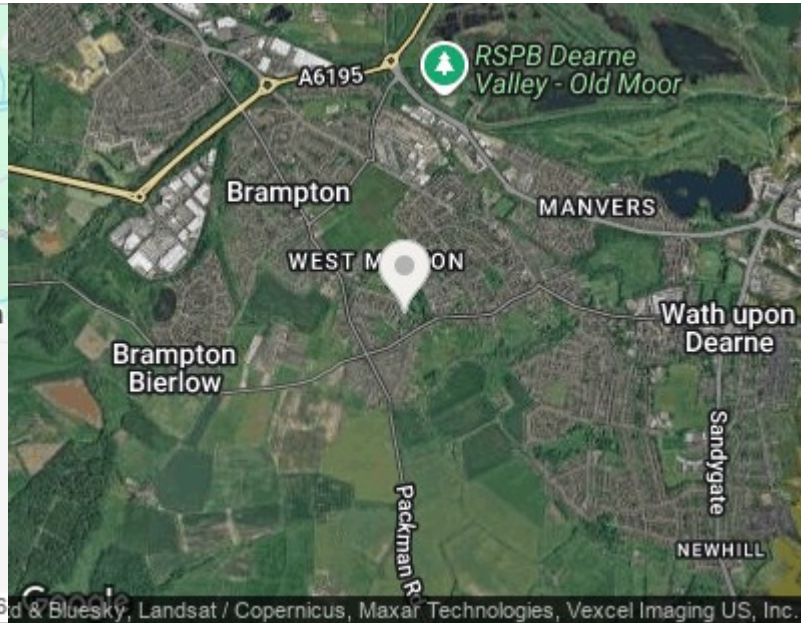
### Viewing

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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