

HUNTERS[®]

HERE TO GET *you* THERE



Carnley Street

Wath-Upon-Dearne, Rotherham, S63 6AY

Guide Price £110,000 to £120,000



Council Tax: A



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Living Room

12'8" x 12'6" (3.86m" x 3.81m")

Entering through a uPVC door, you get a modern yet soft feel leading into the living room, this spacious living area is full of character, a mixture of old and new, centred around the open chimney breast with decorative log burner in place which gives a great focal point to the room as well as a cosy fee, filled with natural light via a large front facing window, beautifully presented with vinyl flooring, wall mounted radiator, telephone and aerial point in place and further door leading into the inner hall.

Hall

Door leading to kitchen/diner with stairs rising to first floor.

Kitchen / Dining area

12'2" x 12'8" (diner) 8'10" x 6'4" (kitchen) (3.71m" x 3.86m" (diner) 2.69m" x 1.93m" (kitch)

Adding the wow factor to this property is this beautiful, well designed modern and open plan kitchen/diner, complimented by vinyl flooring and neutral colour scheme, the kitchen consists of wall and base units in white adding plenty of storage with complimentary work surface over, built in stainless steel sink with drainer and matching mixer tap, integrated electric oven, gas hob and extractor fan over, three double glazed windows filling the space with natural light, uPVC door leading out into the rear garden, ample space for a large dining table, open decorative fire place with wall mounted radiator and internal door giving access to the cellar.

Landing

The spacious landing is decorated in cool tones, having doors leading to all bedrooms including attic room and bathroom.

Bedroom One

12'2" x 12'8" (3.71m" x 3.86m")

An exquisite master bedroom boasting fresh stunning décor with the extra space we all crave., wall mounted radiator with laminate flooring, wooden ceiling beam, aerial point and uPVC window to the front exterior.

Bedroom Two

7'8" x 9'00" (2.34m" x 2.74m")

A further good sized bedroom, ideal as a home office or dressing room, wall mounted radiator, carpet flooring and uPVC window overlooking the rear.

Bathroom

A beautifully presented and newly fitted , contemporary family bathroom, comprising of four piece suite with shower cubicle having waterfall shower head, white ceramic sink with under storage, low flush WC and bath, uPVC frosted window to the rear, aqua panelled walls for easy clean, tiled effect flooring and wall mounted radiator finish this space.

Attic bedroom

15'1" x 12'8" (4.60m" x 3.86m")

The hidden gem is the attic room, neutrally decorated with wall mounted radiators, storage to the eaves and uPVC window to the side elevation.

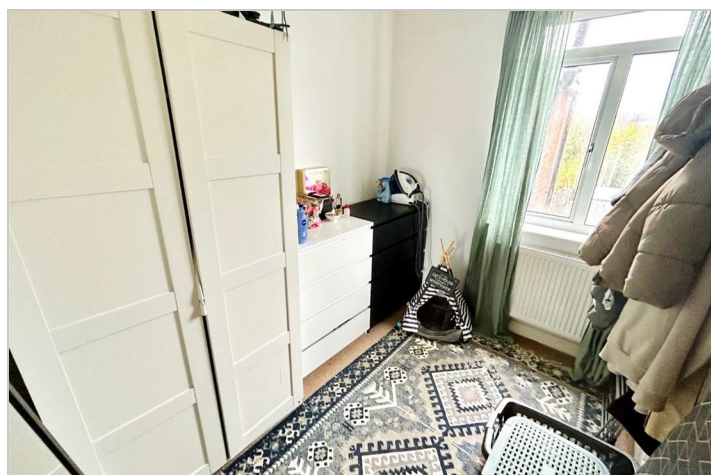
Exterior

The front of the property gives kerb appeal the front garden area is fully enclosed by grey fencing and is pebbled for low maintenance, pathway leads to front entrance, the street allows for ample on road parking and alley way gives access to the rear of the

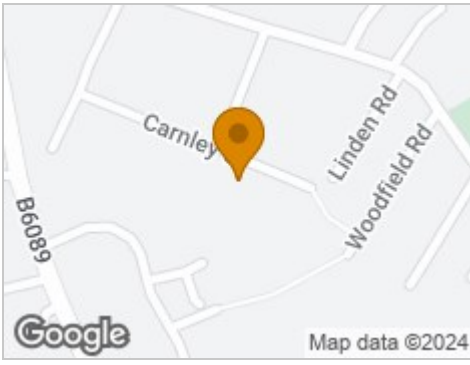
Tel: 01709 894440

property is needed.

The rear would be a fantastic surprise to any buyer, this property comes with two garden areas, the first is directly out of the back door, this has decorative slate down for low maintenance and is fully enclosed for privacy ideal for a seating area, the second can be found by crossing a pathway, the vast garden is party laid to lawn with pathway down the side leading to a raised decked area ideal for entertaining during the summer months with wooden built shed providing extra storage.



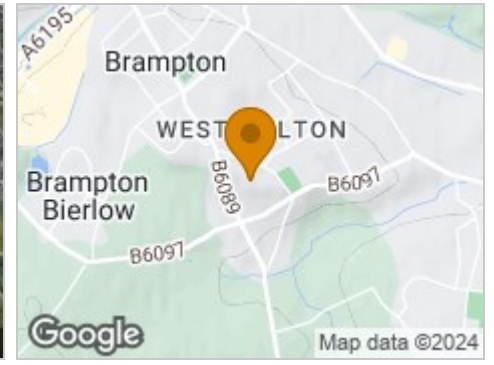
Road Map



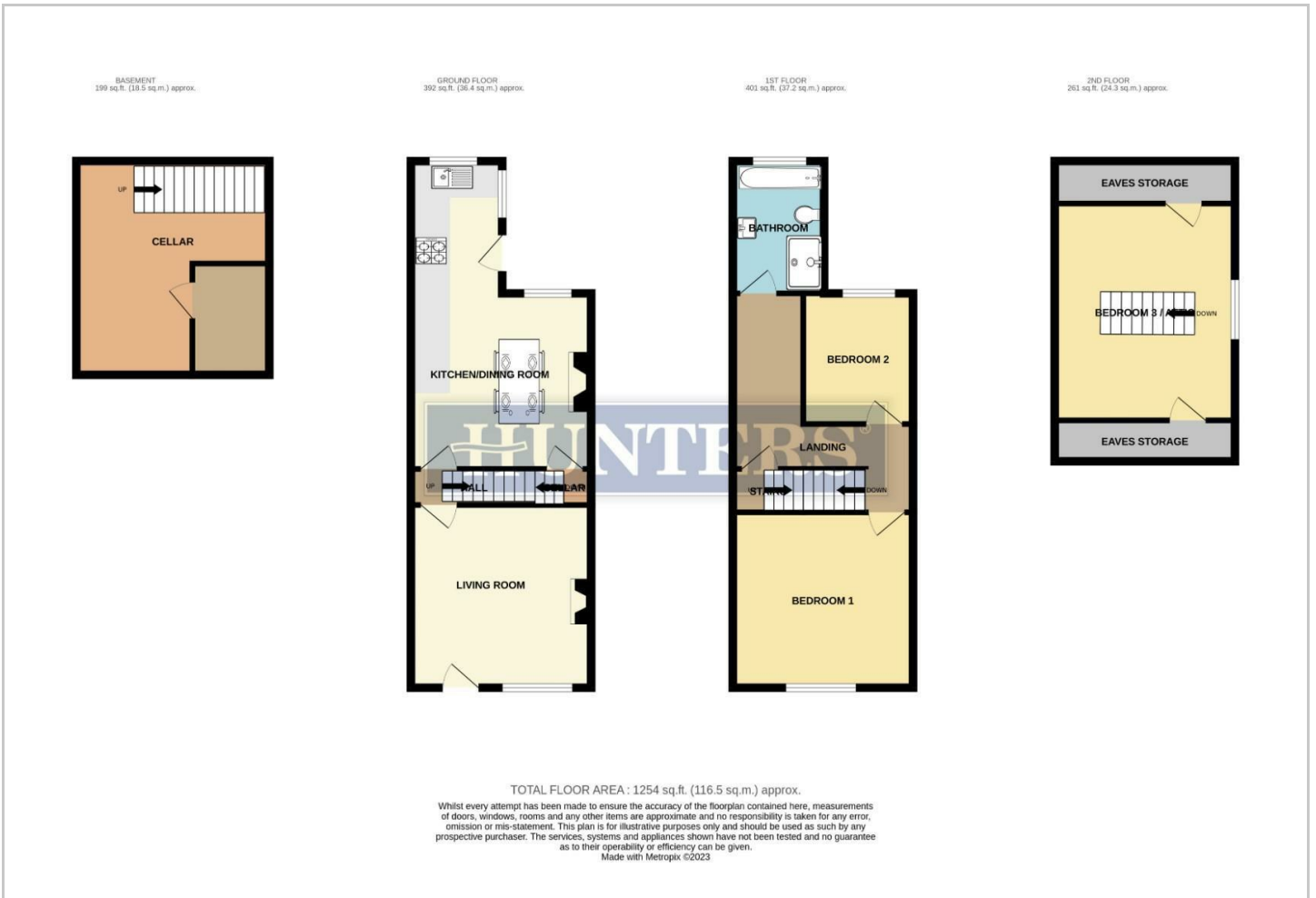
Hybrid Map



Terrain Map



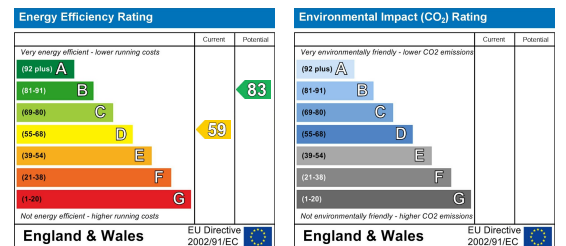
Floor Plan



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.

Energy Efficiency Graph



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.