



Kingsbrook Chase

Wath-Upon_Dearne, Rotherham, S63 7FB

Guide Price of £150,000 - £160,000

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- TWO BEDROOM END TERRACE PROPERTY
- OFF ROAD PARKING
- SPLENDID ENCLOSED REAR GARDEN
- POPULAR LOCATION
- DOWNSTAIRS WC
- LEASEHOLD
- EPC RATING: TBC
- COUNCIL TAX BAND: A

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WOW ... WOW ... WOW ... HUNTERS ARE EXCITED TO BRING TO THE MARKET THIS STUNNING, SPACIOUS TWO BEDROOM END TERRACE PROPERTY LOCATED ON THE SOUGHT AFTER MANVERS ESTATE. Boasting stylish and modern décor throughout, spacious open plan ground floor layout, beautiful enclosed rear garden and off road parking. Close to all local amenities with Wath lake on the door step, Wath High Street as well as Corton Wood retail park close by offering supermarkets, High St shops, local business and public houses, surrounded by reputable schools, good links via road or rail to Rotherham, Barnsley, Doncaster and Sheffield, while also being within easy reach of the A1 and M1 making this a great spot for any buyer! Property briefly comprises of lounge/diner/kitchen, downstairs WC, two good sized bedrooms and family bathroom. VIEWINGS ARE A MUST!!

ENTRANCE HALL

Via a composite door leads you into this captivating property. Greeted by the roomy entrance hall, with built under stairs storage for coats and shoes. Tile flooring, with carpeted stairs rising to first floor and doors leading to downstairs WC and Living Area.

LIVING AREA

13'7" x 23'00" (4.14m x 7.01m)

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. This kitchen benefits from high end appliances comprising of an array of wall and base units with complimentary work surface over, integrated oven and four ring electric hob, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine with space for tall fridge freezer. Practical tile flooring with stunning décor that flows through to the lounge. dining area. Plenty of space for a dining table and furniture. Comprising of wall mounted radiators, aerial point in place and uPVC French doors entering out into the splendid rear garden.

DOWNSTAIRS WC

6'6" x 2'9" (1.98m x 0.84m)

Handy addition to any busy household, comprising of low flush WC and wash hand basin.

LANDING

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

BEDROOM ONE

13'8" x 8'9" (4.17m x 2.67m)

An sumptuous master bedroom, boasting of plenty of room for bedroom furniture. Stylish décor with two uPVC windows overlooking the rear exterior, carpet flooring, aerial point in place and wall mounted radiator.

BEDROOM TWO

13'8" x 7'9" (4.17m x 2.36m)

The spacious layout continues with this modern

second bedroom, boasting a large storage cupboard to the side with two uPVC windows to the front, filling the room with natural sources of light. Wall mounted radiator and carpet flooring.

BATHROOM

7'3" x 5'6" (2.21m x 1.68m)

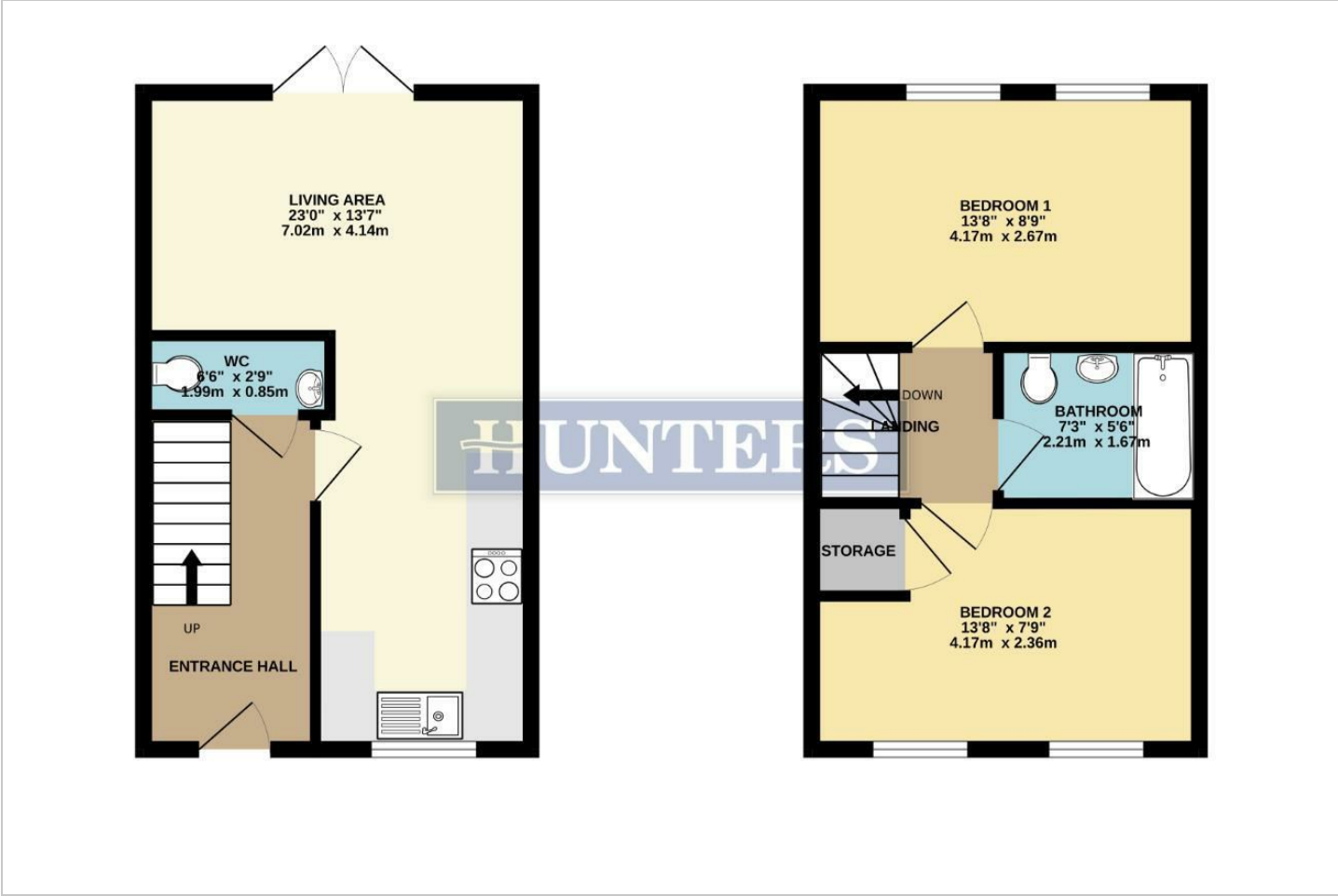
The tranquil family bathroom is fitted with three piece suite in white. Comprising of suspended low flush WC, vanity wash hand basin and panelled bath with shower over and glass screening. Vinyl flooring with wall mounted radiator and splash back tiling.

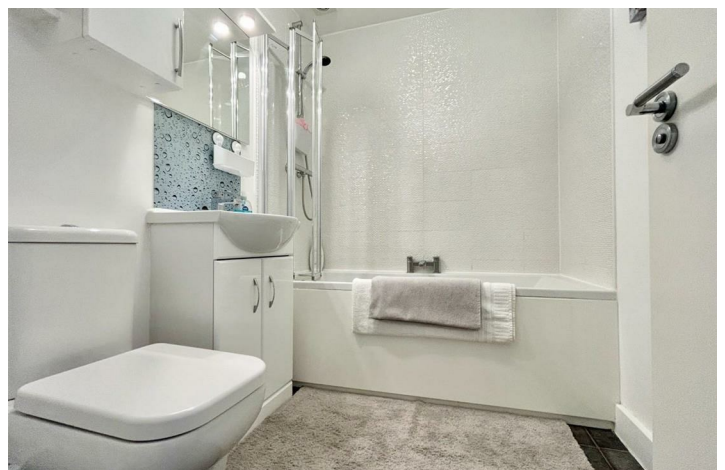
EXTERIOR

The property boasts great kerb appeal with well-maintained lawn area boarded by hedging and pathway leading to front entrance. Benefiting from off road parking for two vehicles to the front.

To the rear of the property stands an exquisite well landscaped, fully enclosed garden area boasting with the benefits of a large outer building providing extra storage. Mainly laid to lawn with low maintenance patio area creating the perfect place to sit and unwind in the summer months. This property is situated on a end plot, giving the extra bonus of space, having a private side entrance that leads to the rear of the home.

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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