



Lake View Road

Wath-Upon-Dearne, Rotherham, S63 7GQ

Guide Price £260,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- STONE THROW AWAY FROM MANVERS LAKE
- TWO BATHROOMS WITH DOWNSTAIRS WC
- MODERN DECOR
- EPC RATING: B
- SOUGHT AFTER LOCATION
- LARGE ENCLOSED REAR GARDEN
- BUILT IN STORAGE
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

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Guide Price of £260,000 - £270,000

HUNTERS ARE EXCITED TO BRING YOU THIS STUNNING THREE BEDROOM SEMI DETACHED PROPERTY LOCATED IN THE NEWLY BUILT POPULAR ESTATE OF MANVERS. Boasting stylish and modern décor throughout, two bathrooms with downstairs WC, built in storage, large beautiful enclosed rear garden and off road parking. Close to all local amenities with Wath lake on the door step as well as Corton Wood retail park close by offering supermarkets, High Street 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 Entrance Hall, Kitchen/Diner, Lounge, Downstairs WC, Landing, three good sized bedrooms, master with ensuite and family bathroom. VIEWINGS ARE A MUST!!

ENTRANCE HALL

6'06" x 19'10" (1.98m x 6.05m)

Stepping through a stunning composite front entrance door, leads you into this captivating property. A great first impression on any guest with laminate flooring and carpeted staircase rising to the first floor. Comprising neutral décor, wall mounted radiator, built in under stairs storage with open doorway leading to the Kitchen/Diner and further doors leading to the Lounge and downstairs WC.

KITCHEN DINING ROOM

8'08" x 19'09" (2.64m x 6.02m)

Adding further wow factor to this stunning property is the well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary work surface over. Comprises of stainless steel sink, drainer and matching mixer tap, integrated electric oven, four ring electric hob with extractor hood over, integrated fridge/freezer and under counter space for washing machine and dryer. Beautiful easy to clean laminate flooring with splash back tiling, wall mounted radiator and uPVC window to the front.

LOUNGE

15'06" x 13'06" (4.72m x 4.11m)

A sleek and polished living space filled with plenty of natural sources of light through large uPVC window and French doors opening to the beautiful enclosed rear garden, creating the perfect place to entertain family and friends. Comprising of exquisite décor, carpet flooring and wall mounted radiator.

DOWNSTAIRS WC

2'09" x 5'03" (0.84m x 1.60m)

A handy addition to any busy household is the downstairs WC. Comprising of low flush WC, pedestal sink, uPVC frosted window to the side elevation and wall mounted radiator.

LANDING

6'04" x 9'11" (1.93m x 3.02m)

The spacious layout continues, from landing doors lead to all three bedrooms, family bathroom and storage cupboard. Having carpet flooring and uPVC window to the side elevation.

BEDROOM ONE

9'05" x 18'07" including wardrobe (2.87m x 5.66m including wardrobe)

A stunning master suite, offering charming view of the Waterfront Golf Club and surrounding fields. Boasting

fitted wardrobe with double sliding doors offering that extra storage space we all crave as well a neutral décor, aerial point, wall mounted radiator, carpet flooring and door leading to the en suite shower room.

ENSUITE

5'08" x 4'09" (1.73m x 1.45m)

Perfect private shower room, comprising of glass shower cubicle, vanity unit with built in white ceramic sink and low flush WC. With the extra touches of wall mounted chrome heated towel rail, tile flooring and frosted uPVC window to the rear elevation.

BEDROOM TWO

8'09" x 14'11" (2.67m x 4.55m)

A generously sized double bedroom, boasting of plenty of space for bedroom furniture, carpet flooring, wall mounted radiator and uPVC window overlooking the front elevation.

BEDROOM THREE

6'05" x 10'03" (1.96m x 3.12m)

Bright and airy bedroom with beautiful décor. Comprises of wall mounted radiator, carpet flooring, built in storage cupboard and uPVC window overlooking the front elevation.

BATHROOM

5'08" x 7'09" (1.73m x 2.36m)

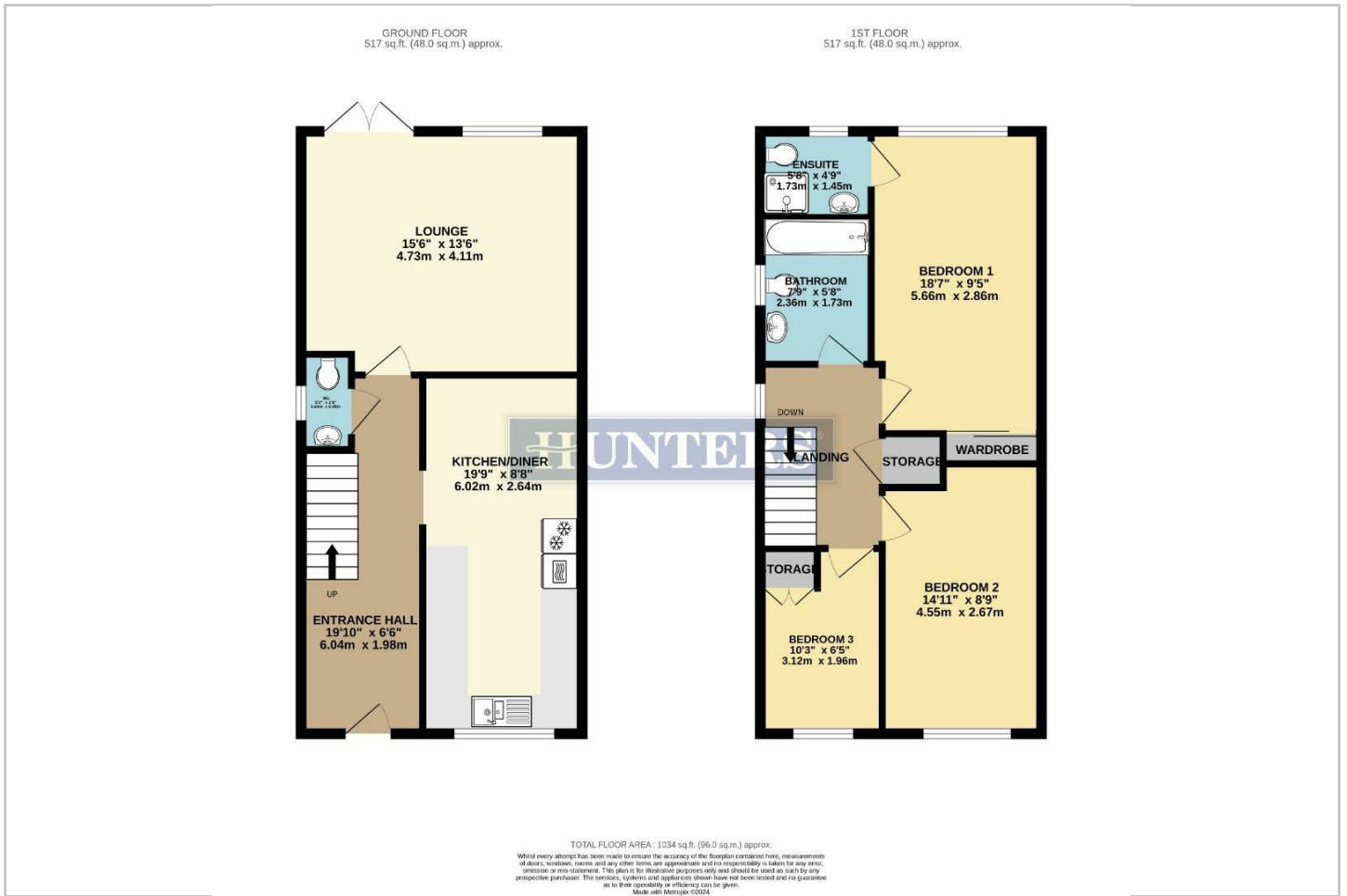
A contemporary and serene family bathroom, with tiled flooring and partially tiled walls in cool tones, panelled bath with shower over and glass screen, vanity unit with built in white ceramic sink and low flush WC. Chrome heated towel rail and frosted uPVC window to the side.

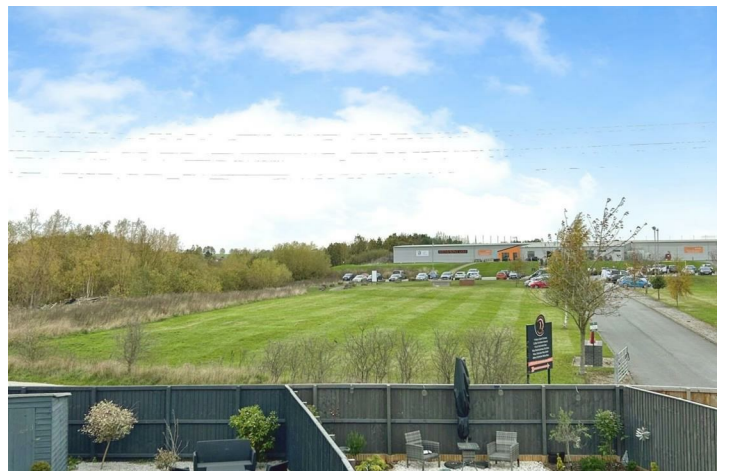
EXTERIOR

The property boasts great kerb appeal. Having an easy to maintain front garden area, with large driveway providing ample off road parking and pathway leading to the front entrance.

To the rear of the property is a splendid enclosed garden, featuring a large slabbed patio area as well as further patio area down the end of the garden creating two perfect spots to sit and unwind in the summer months. With a sizeable lawn surrounded by decorative stones and shrubs and still plenty of room to add extra garden furniture.

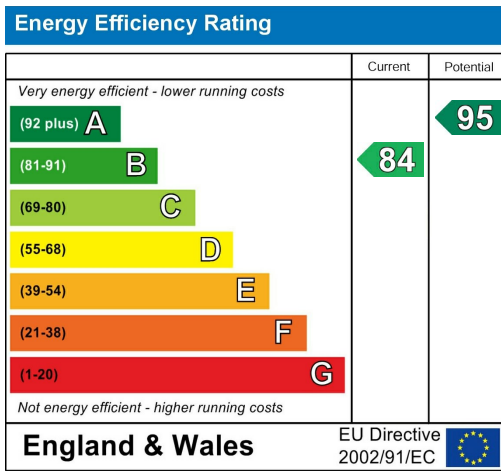
Floorplan







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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