



## Marvell Way

Wath-Upon\_Dearne, Rotherham, S63 7FL

Guide Price £150,000 - £160,000



- THREE BEDROOM END TERRACE
- OFF ROAD PARKING
- POPULAR MANVERS ESTATE
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX BAND C
- NO UPWARD CHAIN
- ENCLOSED WELL MAINTAINED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- EPC RATING C

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Nestled in the sought-after Manvers Estate, this spacious three-bedroom end terrace house on Marvell Way, Wath-Upon-Dearne, Rotherham, presents an excellent opportunity for families and first-time buyers alike. With no upward chain, you can move in with ease and enjoy the comforts of your new home without delay.

The property boasts a generous reception room, perfect for entertaining guests or enjoying family time. Each of the three bedrooms offers ample space, ensuring comfort and privacy for all. The two well-appointed bathrooms provide convenience for busy mornings and relaxing evenings alike.

One of the standout features of this home is the enclosed, well-maintained rear garden, which offers a tranquil outdoor space for children to play or for hosting summer barbecues. The property also benefits from off-road parking, a valuable asset in today's busy world.

Inside, you will find modern fixtures and fittings throughout, enhancing the overall appeal of the home. The generous dimensions of the rooms create a welcoming atmosphere, making it easy to envision your life here.

Conveniently located, this property is close to all local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. This end terrace house is not just a place to live; it is a place to thrive. Don't miss the chance to make this delightful property your new home.

## Entrance Hall

Via a composite front door this opens in the roomy entrance hall, ideal for coats and shoes, having neutral décor, wood effect flooring, stairs rising to first floor with under storage and doors leading to WC as well as kitchen/diner.

## Downstairs WC

Handy addition to any busy house hold, this room comprises of low flush WC, wash hand basin, neutral décor and wall mounted radiator.

## Open plan Kitchen/Diner

Step inside the real hub of the home, this open plan kitchen/diner that flows to the living space is the perfect spot to entertain family and friends. The modern fitted kitchen has an array of wall and base units in gloss wood effect providing storage with contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, uPVC window to the front, wood effect flooring, neutral décor, ample space for a dining table and opens to the living room, this really is a space the whole family can enjoy.

## Living Room

The living area is filled with natural light from uPVC French doors that open to the garden, really bringing the outside in, with wood effect flooring that flows from the kitchen/diner, spot lights to the ceiling, neutral décor, wall mounted radiator and aerial point in place.

## Landing

The roomy landing has a further staircase rising to master bedroom, with all doors then leading to bedrooms two and three as well as family bathroom.

## Bedroom Two

The second bedroom is a spacious double room, filled with natural light from two uPVC windows facing the rear, having neutral décor, wood effect flooring and wall mounted radiator.

## Bedroom Three

Last but certainly not least is the third bedroom, a roomy single or ideal home office if needed, having neutral décor, wood effect flooring, wall mounted radiator and uPVC window to the front.

## Family Bathroom

Perfect spot to relax and unwind, the family bathroom comprises of low flush WC, pedestal wash hand basin and bath, decorated in neutral tones with splash back tiles and wall mounted radiator to finish.

## Landing

From landing door open to master suite.

## Master Bedroom

The generously sized master bedroom is the perfect hideaway, having large uPVC window to the front, storage built in to the eaves, neutral décor, wall mounted radiator, access to loft hatch and doors opening to en-suite as well as dressing room.

## Dressing Room/ Nursery

This dressing room provides that extra storage we all crave and means your things are tucked away for privacy, this room would also be a great nursery or even home office space, currently having neutral décor, carpet to floor, wall mounted radiator and Velux style window to the rear.

## En-suite

Private space to relax and refresh the en-suite comprises of low flush WC, pedestal wash hand basin and shower cubical, tiles to floor and splash back tiles to walls for easy clean, finished with wall mounted radiator, built in airing cupboard for storage and Velux style window to the rear.

## Exterior

The front of this home offers great kerb appeal, having a well maintained driveway providing secure off road parking, paved path leads to front door with a lawn area which sits to the side and has a tree to the front border adding not only to the privacy but also adding a splash of colour.

At the rear is a fully enclosed garden, partly paved which is an ideal spot for seating and enjoying the warmer months, leading on to a lawn area with path to the back of the garden which holds a composite shed, providing even more storage to this family home.

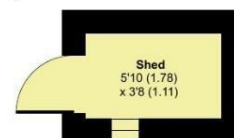
**Marvell Way, Wath-upon-Deerne, Rotherham, S63**

Approximate Area = 944 sq ft / 87.7 sq m

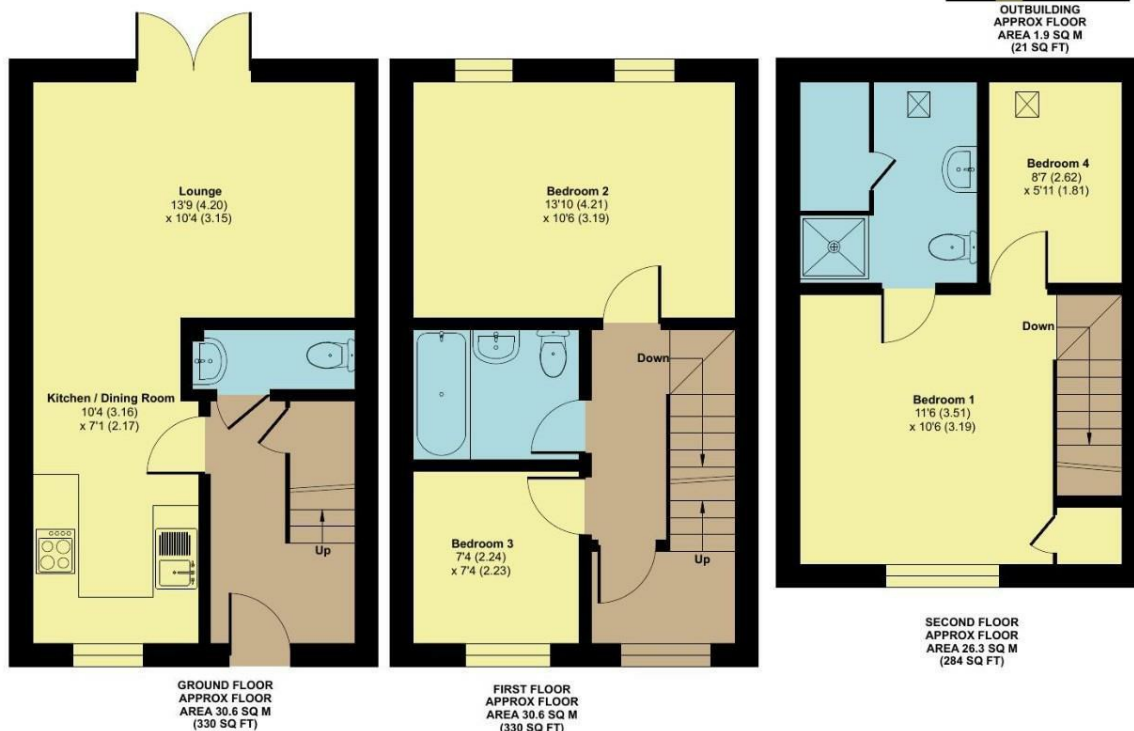
Outbuilding = 21 sq ft / 1.9 sq m

Total = 965 sq ft / 89.6 sq m

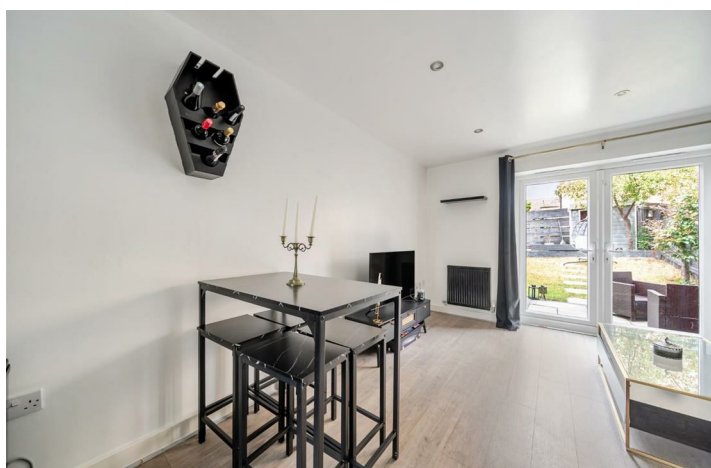
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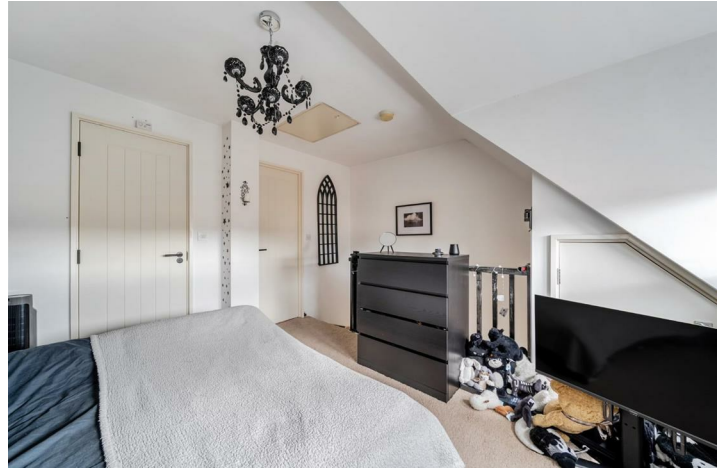


OUTBUILDING  
APPROX FLOOR  
AREA 1.9 SQ M  
(21 SQ FT)



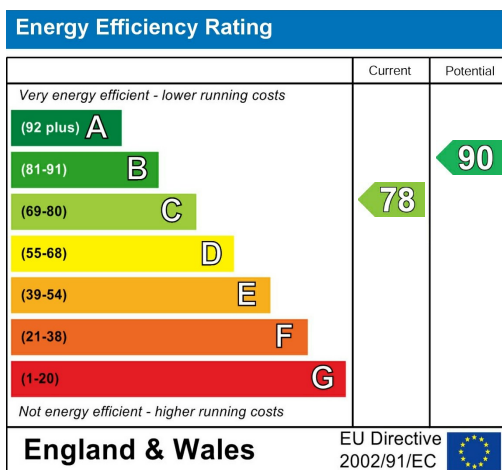
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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## Energy Efficiency Graph



## 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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

