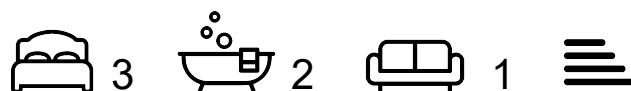




Dorward Avenue

Wath-Upon_Dearne, Rotherham, S63 7FT

Guide Price £170,000 - £180,000



- THREE BEDROOM MID TOWNHOUSE
- ENCLOSED PRIVATE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES AND GOOD COMMUTE LOCATION
- COUNCIL TAX BAND
- OFF ROAD PARKING WITH DRIVEWAY
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER MANVERS ESTATE
- GCH / DG
- EPC RATING TBC

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Wath-Upon_Dearne, Rotherham, S63 7FT

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Nestled in the desirable Manvers Estate, this charming three-bedroom townhouse on Dorward Avenue, Wath-Upon-Dearne, Rotherham, presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room that seamlessly flows into an open-plan modern living area, perfect for both relaxation and entertaining.

With generous dimensions throughout, this home is designed to accommodate a comfortable lifestyle. The contemporary fixtures and fittings enhance the overall appeal, ensuring a stylish yet functional living space. The townhouse features two well-appointed bathrooms, providing convenience for family living.

Outside, you will find off-road parking with a drive that comfortably accommodates two cars, a valuable asset in today's market. The enclosed private rear garden offers a tranquil retreat, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air.

Situated close to all local amenities, this property benefits from a prime location that ensures easy access to shops, schools, and recreational facilities. Additionally, its excellent transport links make commuting straightforward, whether for work or leisure.

This townhouse is a perfect blend of modern living and practicality, making it a must-see for anyone seeking a new home in a vibrant community. Don't miss the chance to make this delightful property your own.

Entrance Hall

Via a composite door this opens into the spacious and welcoming entrance hall, ideal for coats and shoes, having stairs rising to first floor with under stairs storage, wall mounted radiator, neutral décor and doors leading to downstairs WC and the open plan kitchen/diner/living room.

Downstairs WC

3'02" x 7'09" (0.97m" x 2.36m")

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

Kitchen/Diner

16'8" x 13'4" to 10'03" (5.08m" x 4.06m" to 3.12m")

Step inside the hub of the home, this modern open plan living makes family life a breeze and is a great space to entertain guests, firstly having an array of sleek wall and base units fitted providing storage, contrasting wood effect work surface over, having integrated washing machine, dish washer and fridge/freezer as well as electric oven and hob with extractor fan over, stainless steel sink, drainer and matching mixer tap, with laminate effect lino to floor leading up to living room, wall mounted radiator, ample space for a large dining table and uPVC window to the front.

Living Room

15'8" x 10'6" (4.78m" x 3.20m")

Following from the kitchen/diner space is the living room, decorated in neutral tones making a great space to relax, having uPVC French doors that open to the garden filling this space with natural light, with two wall mounted radiators and aerial point in place.

Landing

Landing have access to loft hatch and built in airing cupboard for storage, all doors then lead to bedrooms and family bathroom.

Master Bedroom

12'10" x 10'6" (3.91m" x 3.20m")

A generously sized master bedroom with fitted

wardrobes providing that extra storage we all crave, decorated in neutral tones with wall mounted radiator, uPVC window to the front and further doors leading to a storage cupboard and en-suite.

En-suite

7'9" x 5'3" (2.36m" x 1.60m")

Great space to freshen up, the en-suite comprises of low flush WC, wash hand basin and shower cubical, with wall mounted radiator and uPVC frosted window to the front.

Bedroom Two

10'6" x 8'8" (3.20m" x 2.64m")

Another good sized double bedroom with ample space to add storage and furniture if needed, neutral décor, wall mounted radiator and uPVC window to the rear.

Bedroom Three

7'1" x 7'0" (2.16m" x 2.13m")

A spacious single bedroom or ideal office space, having neutral décor, wall mounted radiator and uPVC window to the rear.

Family Bathroom

5'6" x 8'8" (1.68m" x 2.64m")

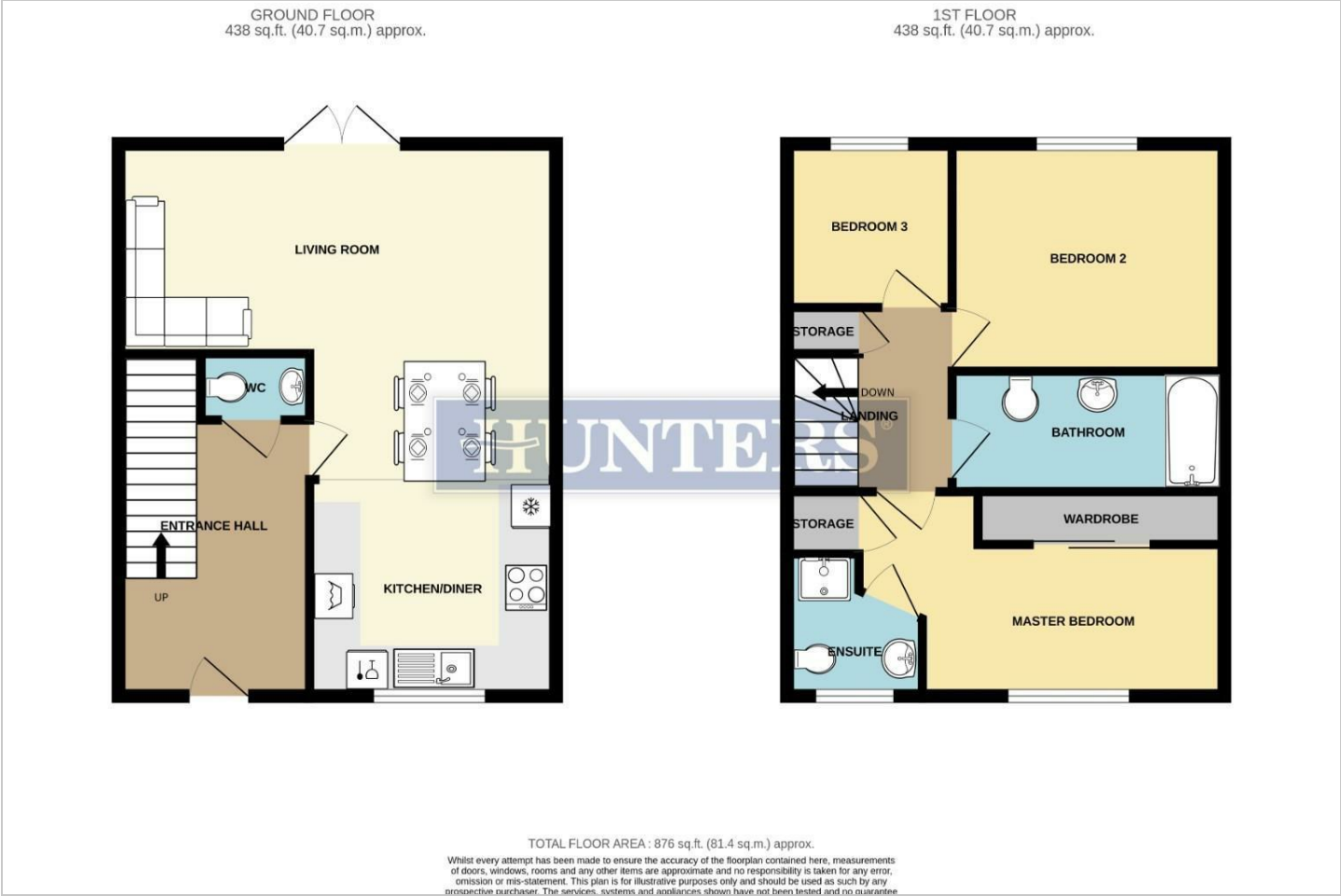
The opulent family bathroom is the perfect spot to relax and unwind, having low flush WC, pedestal wash hand basin and bath, with tile effect flooring and chrome heated towel rail to finish.

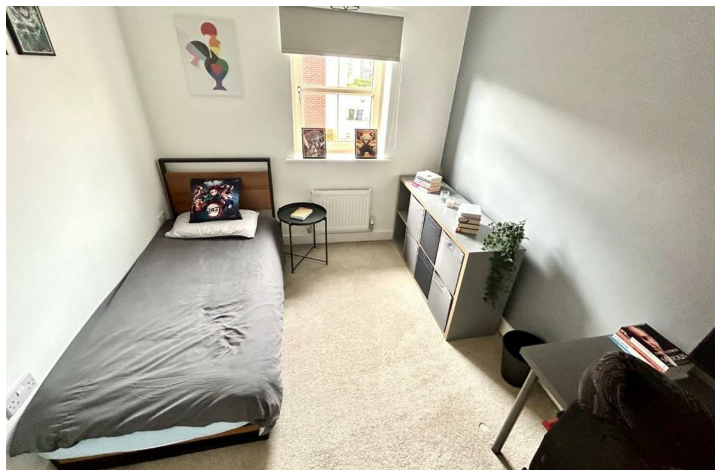
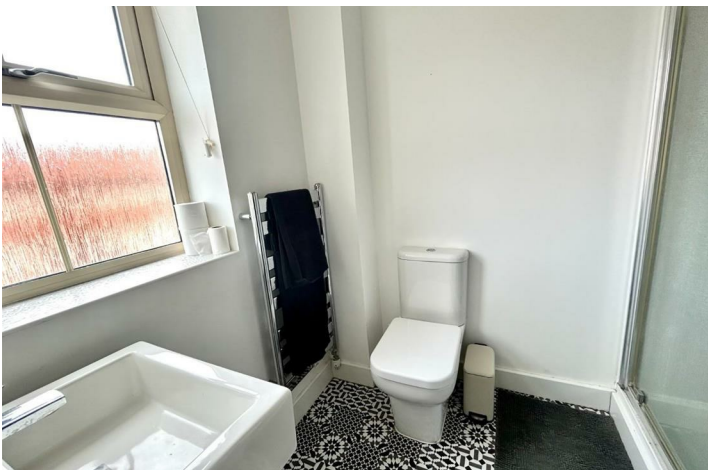
Exterior

The front of the property offers a well maintained drive with plenty of room for two cars offering secure off road parking, this gives way to front entrance,

To the rear is a fully enclosed, private rear garden, partly paved ideal for seating in the warmer months, leading to a well maintained lawn and storage shed with established plants and shrubs to the boarder adding a splash of colour, rear gate gives access to the back and side or the property.

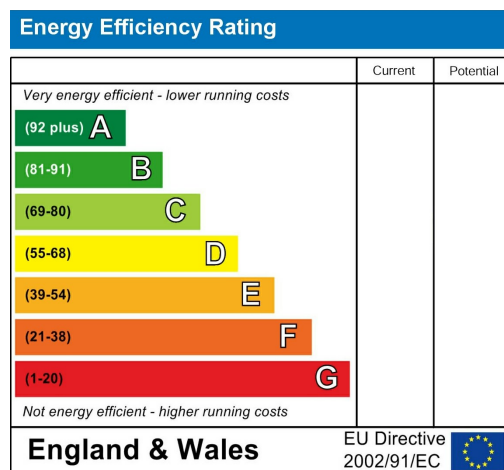
Floorplan







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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