



Fitzwilliam Avenue

Wath-Upon-Dearne, Rotherham, S63 7HN

Guide Price £190,000 - £200,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- LARGE DRIVEWAY
- LARGE ENCLOSED REAR GARDEN
- VIEWS ONTO FIELD
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC
- COUNCIL TAX BAND: C

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CALL NOW TO AVOID MISSING OUT ON THIS THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN WATH UPON DEARNE. Nestled in the sought-after area of Fitzwilliam Avenue, Wath-Upon-Dearne, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes Entrance Hall, Lounge, Dining Room, Kitchen, three good sized Bedrooms and Shower Room.

The property boasts a large enclosed rear garden, providing a private outdoor space for relaxation and recreation. This garden is ideal for children to play in or for hosting summer barbecues with friends and family. Additionally, the large driveway offers off-road parking, ensuring convenience for multiple vehicles.

The location is particularly appealing, situated in a popular neighbourhood that benefits from local amenities and good transport links. This makes it an ideal choice for those seeking a balance of tranquillity and accessibility.

With a detached garage included, there is plenty of room for storage or potential for a workshop. This semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious home. Do not miss the chance to make this delightful property your own.

PORCH

1'10" x 5'05" (0.56m x 1.65m)

Step through a white uPVC door leading into the porch area. Perfect place to take off those muddy wellies.

ENTRANCE HALL

Spacious entrance hall giving a warm welcome to the home. Comprising of laminate flooring, wall mounted radiator and under stairs cupboard having a fitted WC. Further doors leading to Kitchen and Dining Room with carpeted stairs rising to the first floor.

LOUNGE

12'07" x 12'10" including bay (3.84m x 3.91m) including bay)

Beautifully designed living area with large uPVC bay window to the front filling the room with natural sources of light. Carpet flooring with wall mounted radiator with plenty of space for furniture. Having electric decorative fire and chimney breast giving a focal point to the room with large folding door leading straight into the dining area creating the perfect space for entertaining family and friends.

DINING ROOM

11'07" x 12'11" (3.53m x 3.94m)

Having a uPVC French doors leading out into the enclosed rear garden, making this the perfect room to sit and enjoy a family meal. Comprising of carpet flooring, wall mounted radiator with ariel point in place. The focal point of the room is the attractive coal burner located in the centre creating a cosy feel to the room.

KITCHEN

14'00" x 6'08" narrowing to 5'01" (4.27m x 2.03m narrowing to 1.55m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Benefitting from tile flooring with built in pantry cupboard in the corner, wall mounted radiator, uPVC window and uPVC door leading outside to the side of the property.

LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. Comprising of neutral décor, carpet flooring, uPVC to the side elevation and over stairs storage cupboard.

BEDROOM ONE

11'08" x 13'00" including bay window (3.56m x 3.96m including bay window)

A large master bedroom boasting stunning décor with the extra storage space we all crave. Benefiting from carpet flooring, wall mounted radiator and large bay window overlooking the front garden.

BEDROOM TWO

11'08" x 12'11" (3.56m x 3.94m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, built in wardrobe with folding doors, wall mounted radiator and uPVC window looking out into the stunning views of the field behind.

BEDROOM THREE

6'09" x 7'09" (2.06m x 2.36m)

A single sized bedroom comprising of warm décor with carpet flooring, wall mounted radiator and uPVC window to the front elevation.

SHOWER ROOM

6'06" x 7'03" (1.98m x 2.21m)

An elegant Shower room, partially tiled in serene tones, fitted with three piece suite. Comprising of corner shower cubicle, low flush WC and wash hand basin with storage underneath. Extra bonuses of built in storage cupboard, wall mounted towel rail and two frosted uPVC window to the rear.

GARAGE

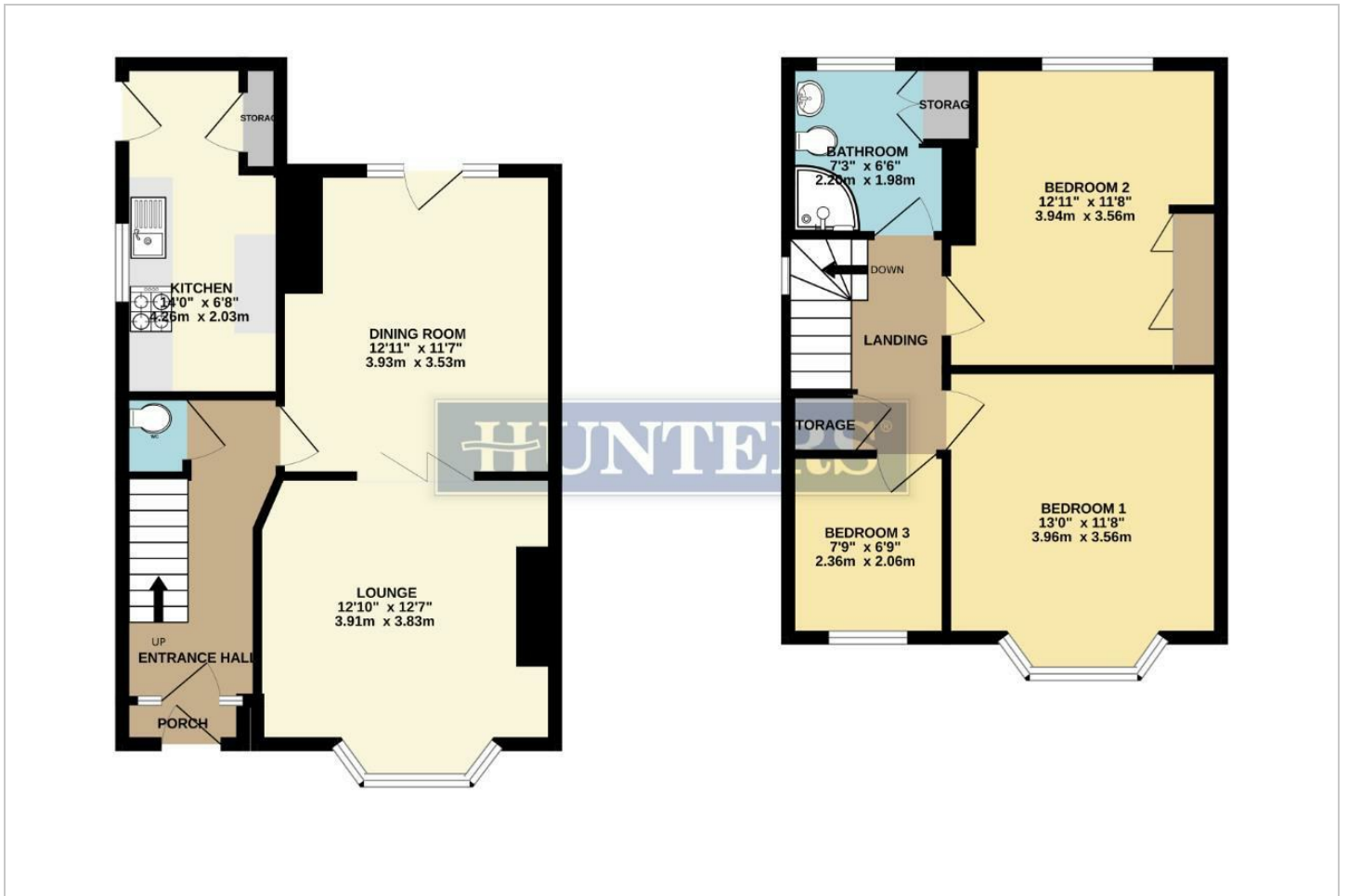
Creating secure off street parking or extra storage space with uPVC door to the side.

EXTERIOR

The magnificent grounds of this family home make a great impression on any guest. To the rear is a large enclosed garden area. Separated into two different parts with beautiful lawned garden area surrounded by plants and shrubs adding to the beauty and privacy of the garden. To the rear end of the garden is where you will find its very own vegetable patch, extra bonus with anyone with green fingers.

The front of the property has great kerb appeal. Having large driveway leading all the way to the detached garage, creating enclosed off street parking via wooden gates and brick wall. Beautiful low maintenance lawned area with path leading to the front entrance door.

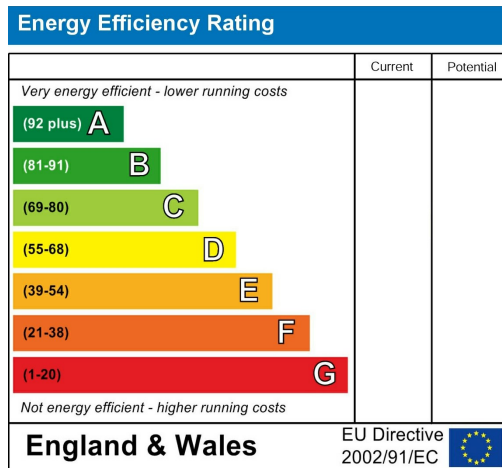
Floorplan







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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