HUNTERS®

HERE TO GET *you* THERE

Stables Way

Wath-upon-Dearne, Rotherham, S63 7DJ

Offers Over £200,000

5 2 1 C

- FIVE BEDROOM TOWN HOUSE PROPERTY
- POPULAR LOCATION
- GENEROUS DIMENSIONS
- MODERN FIXTURES AND FITTINGS
- EPC RATING: C
- IMMACUTELY PRESENTED THROUGHOUT
- SECURE OFF ROAD PARKING
- BEAUTIFUL ENCLOSED REAR GARDEN
- CLOSE TO ALL LOACL AMENITIES
- COUNCIL TAX BAND: C

Tel: 01709 894440

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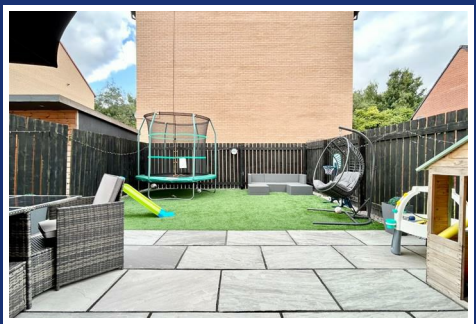

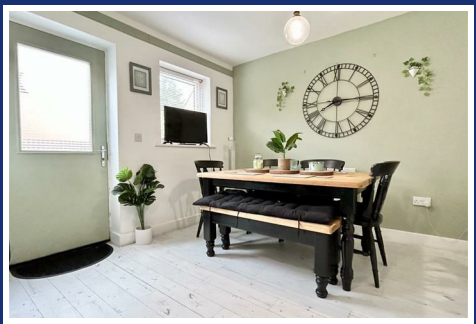

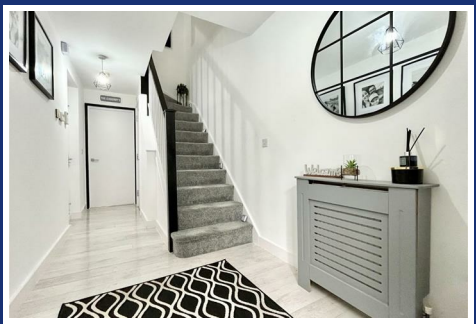

TAKE A LOOK AROUND THIS SPECTACULAR. BEAUTIFULLY PRESENTED, FIVE BEDROOM TOWNHOUSE PROPERTY, LOCATED WITHIN THE POPULAR ESTATE OF MANVERS. Close to local amenities, surrounded by reputable schools, hosting good public transport links, within easy reach of the A1 and M1 making this an ideal spot for any family. Boasting generous dimensions, plenty of storage space, stunning kitchen/diner, secure off road parking, modern fixtures and fittings throughout with superb décor. Large well maintained garden offering plenty of space for all the family and friends in the summer months. Property briefly comprises lounge, kitchen/diner, downstairs WC, five bedrooms one with en suite and a family bathroom. Call now to avoid missing out!!!

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ENTRANCE HALL
A black panelled composite front door leads into the entrance hallway with laminate flooring, neutral décor and wall mounted radiator. Stairway leads to first floor with white painted wooden banisters. White doors leading to kitchen/diner, downstairs W/C and garage.

KITCHEN/DINING ROOM
10'6 x 15'2 (3.20m x 4.62m)
Adding the wow factor to this property is this spacious and well designed modern kitchen/diner. Beautifully presented and complimented by vinyl flooring. The kitchen consists of green wall and base units adding plenty of storage with complimentary work surface over, stainless steel sink and mixer tap with plenty of added extras including integrated four ring electric hob with extractor fan over, electric oven, integrated dish washer, large uPVC window overlooking the garden and wall mounted radiators. Dining area with large double uPVC window looking out to rear garden. There is plenty of space for a dining table and chairs, the perfect space for entertaining family and friends.

DOWNSTAIRS WC
A handy addition to any busy household, with a low flush WC, wash hand basin and wall mounted radiator.

FIRST FLOOR LANDING
Carpeted landing area with further stairs rising to second floor. Doors leading to Lounge, Bedroom Two, Bedroom Five and Family Bathroom.

LOUNGE
11'4 x 15'2 (3.45m x 4.62m)
Having a rear facing large double glazed window filling the room with natural light making this the perfect design room for relaxing with your feet up. Stylish décor with carpet flooring, wall mounted radiator and plenty of room for extra furniture.

BEDROOM TWO
10'8 x 8'8 (3.25m x 2.64m)
A good sized double bedroom, comprising of carpet flooring, neutral décor,, wall mounted radiator and uPVC window overlooking the rear garden.

BEDROOM FIVE/OFFICE
6'2 x 6'11 (1.88m x 2.11m)
Currently being used as a office, but also could be used for a single bedroom or dressing room. Comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

BATHROOM
With a modern feel this spacious bathroom comprises of white WC, white ceramic hand basin, panelled bath and wall mounted radiator.

SECOND FLOOR LANDING
Carpeted landing area with doors leading to Bedroom One, Three and Four.

BEDROOM ONE
15'2 x 11'8 (4.62m x 3.56m)
An exquisite master bedroom boasting built in wardrobes providing the extra storage space we all crave. Having carpet flooring, wall mounted radiator, aerial point and front facing uPVC window with further door leading to private ensuite.

ENSUITE
Perfect for any busy family. Completed with low flush w/c, wash hand basin and corner shower unit with built in extractor fan and splash back tiling.

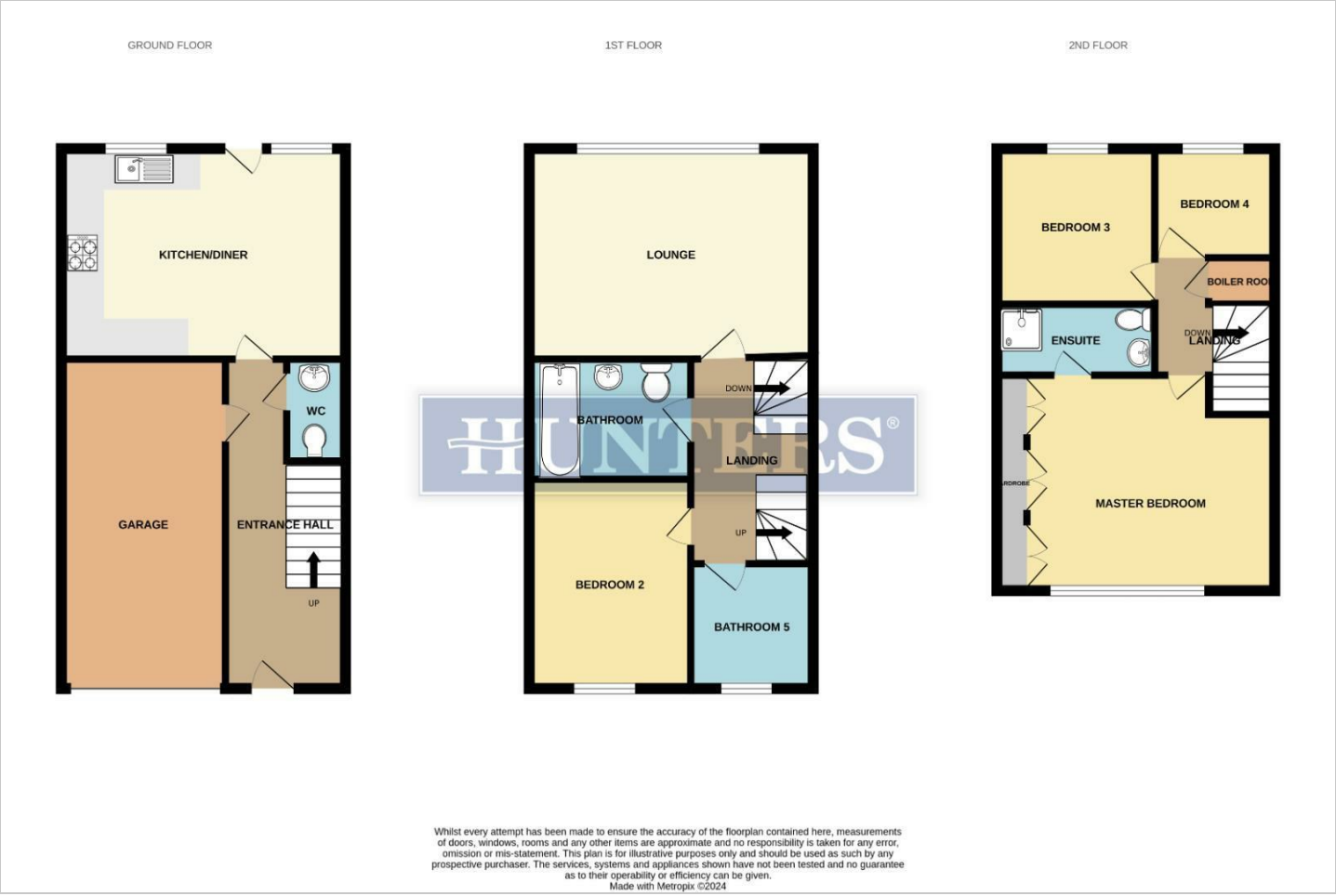
BEDROOM THREE
8'1 x 11'5 (2.46m x 3.48m)
A good sized double bedroom benefiting of carpet flooring, wall mounted radiator and rear facing uPVC window.

BEDROOM FOUR
8'3 x 6'9 (2.51m x 2.06m)
Single size bedroom comprising carpet flooring, wall ml8nted radiator and uPVC window to the rear.

GARAGE
Adding a great storage space to the property as well as offering secure off road parking. With up and over door and power and lighting.

EXTERIOR
To the front of the property boasts great kerb appeal with ample off road parking with tarmacked driveway and integral garage.
To the rear of the property is a low maintenance enclosed garden. Having artificial grass and beautiful slab patio area creating the perfect place to sit and unwind in the summer months.

Floorplan


GROUND FLOOR
1ST FLOOR
2ND FLOOR
KITCHEN/DINER
WC
GARAGE
ENTRANCE HALL
UP
LOUNGE
BATHROOM
DOWN
LANDING
UP
BEDROOM 2
BATHROOM 5
BEDROOM 3
BEDROOM 4
BOILER ROO
ENSUITE
DOWN
LANDING
MASTER BEDROOM
HUNTERS®
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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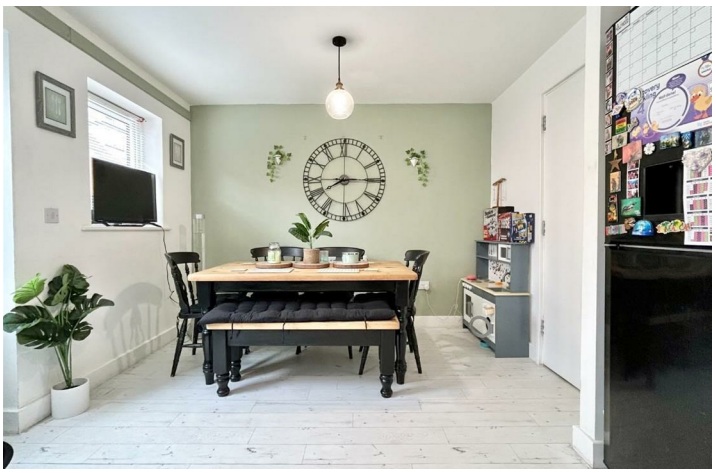
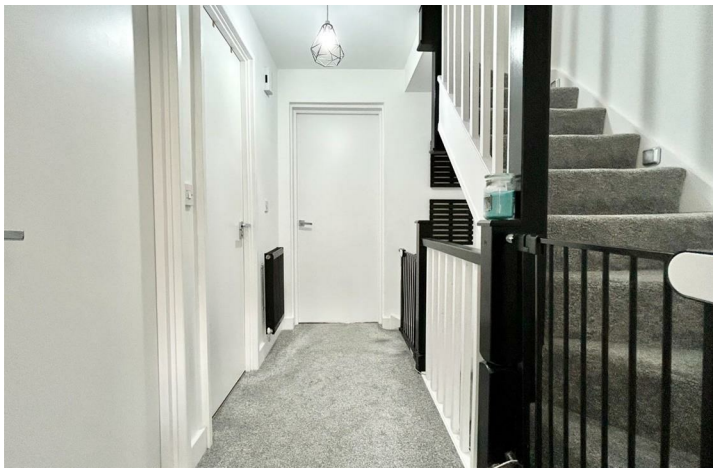
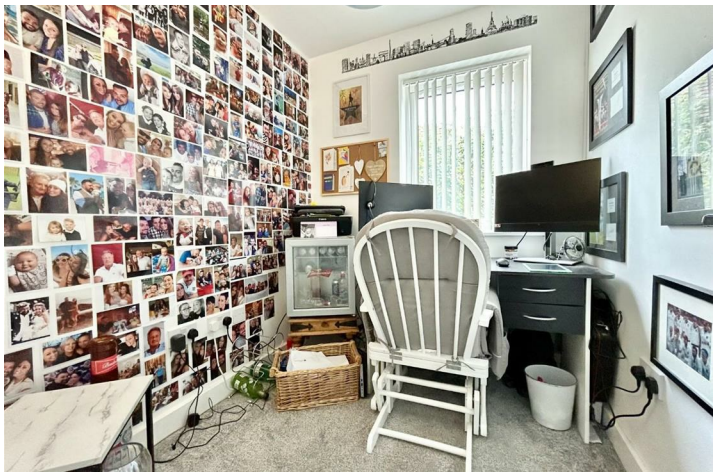
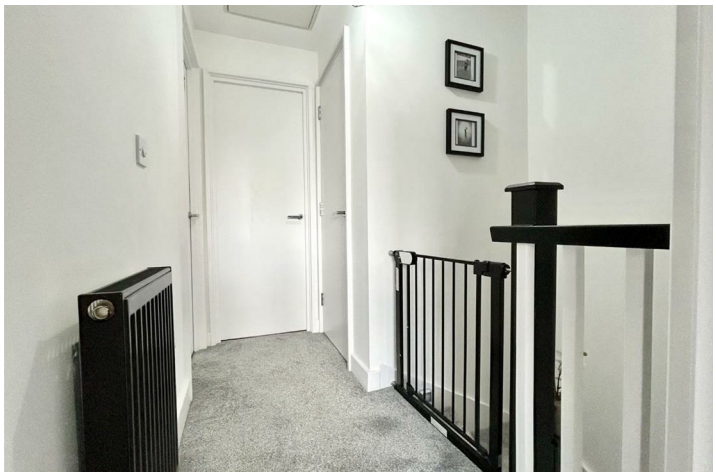
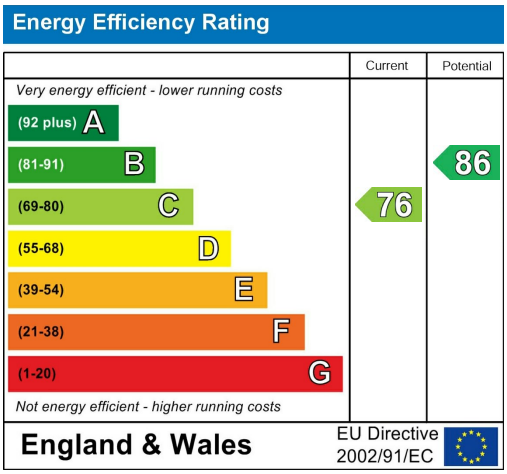


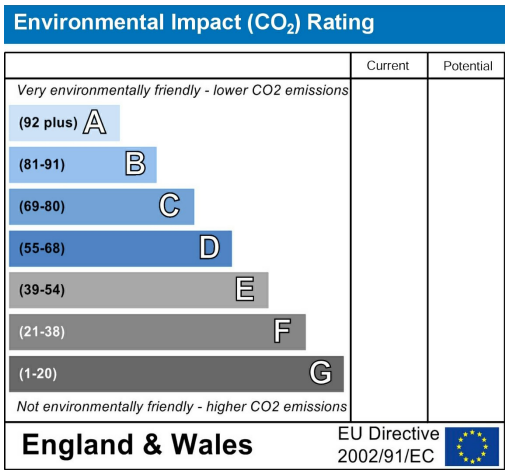






Energy Efficiency Graph





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

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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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The Property Ombudsman