

HUNTERS®

HERE TO GET *you* THERE



Montgomery Mews

Wath-Upon-Dearne, Rotherham, S63 6FQ

Guide Price £150,000 - £160,000



10 Montgomery Mews

Wath-Upon-Dearne, Rotherham, S63 6FQ

Guide Price £150,000 - £160,000



Entrance Hall

Through a glazed uPVC door leads into the entrance hallway, a perfect cloakroom space, comprising carpet flooring, with doors leading to lounge area with stairs leading to first floor.

Lounge

12'11" x 12'03" (3.94m x 3.73m)

An elegant living space, boasting neutral décor and generous space for furniture. Drenched in natural light through two uPVC windows to the front and side of the property. Comprising of carpet flooring with wall mounted radiator, aerial point and telephone point in place. Further door leading to inner hall.

Hall

Doors leading to downstairs WC, Kitchen/Diner and handy under stairs storage cupboard.

Downstairs WC

6'01" x 3'07" (1.85m x 1.09m)

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin. Wall mounted radiator and frosted uPVC window to the side.

Kitchen/Dining Room

16'01" x 10'09" (4.90m x 3.28m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful white kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring stainless steel gas hob with extractor fan over, integrated electric oven, integrated fridge freezer, built in microwave, stainless steel sink and drainer with matching mixer

tap and under counter space and plumbing for washing machine. Plenty of space for dining room table with wall mounted radiator, uPVC window and external uPVC door leading directly out into the enclosed garden.

Landing

A roomy landing comprising loft hatch and doors leading to all three bedrooms and family bathroom. Handy storage cupboard located to the side.

Bedroom One

8'09" x 11'07" narrowing to 10'02" (2.67m x 3.53m narrowing to 3.10m)

A well-presented master bedroom with plenty of space for extra furniture. Neutrally decorated comprising of wall mounted radiator, carpet flooring, ariel point and uPVC window to the front elevation letting in the natural light. Further door leading to private en suite.

En-Suite

8'092 x 4'03" (2.44m x 1.30m)

Handy addition for the adults of the family. Comprising of low flush WC, pedestal sink and shower. Frosted uPVC window to the side elevation.

Bedroom Two

8'09" x 12'03" (2.67m x 3.73m)

A further good sized double bedroom comprising modern décor, wall mounted radiator and uPVC rear facing window. Plenty of room for extra bedroom furniture.

Bedroom Three

7' x 8'09" (2.13m x 2.67m)

A single bedroom comprising neutral décor, carpet

flooring, wall mounted radiator and rear facing uPVC window.

Bathroom

6'11" x 6'01" (2.11m x 1.85m)

A serene family bathroom, making this a great space to relax after a long day, comprising of white bathroom suite with low flush WC, pedestal wash hand basin and panelled bath, neutrally painted with contrasting splash back tiles, wall mounted radiator and frosted uPVC window to the front elevation.

Exterior

To the rear of the property is a well maintained, well landscaped, fully enclosed garden, boasting a sizeable lawn with slabbed patio area perfect for entertaining in the summer months and beautiful plants and shrubs adding splashes of colour throughout. The front of the property creates great kerb appeal with extensive paved driveway providing off road parking for two vehicles.



Road Map



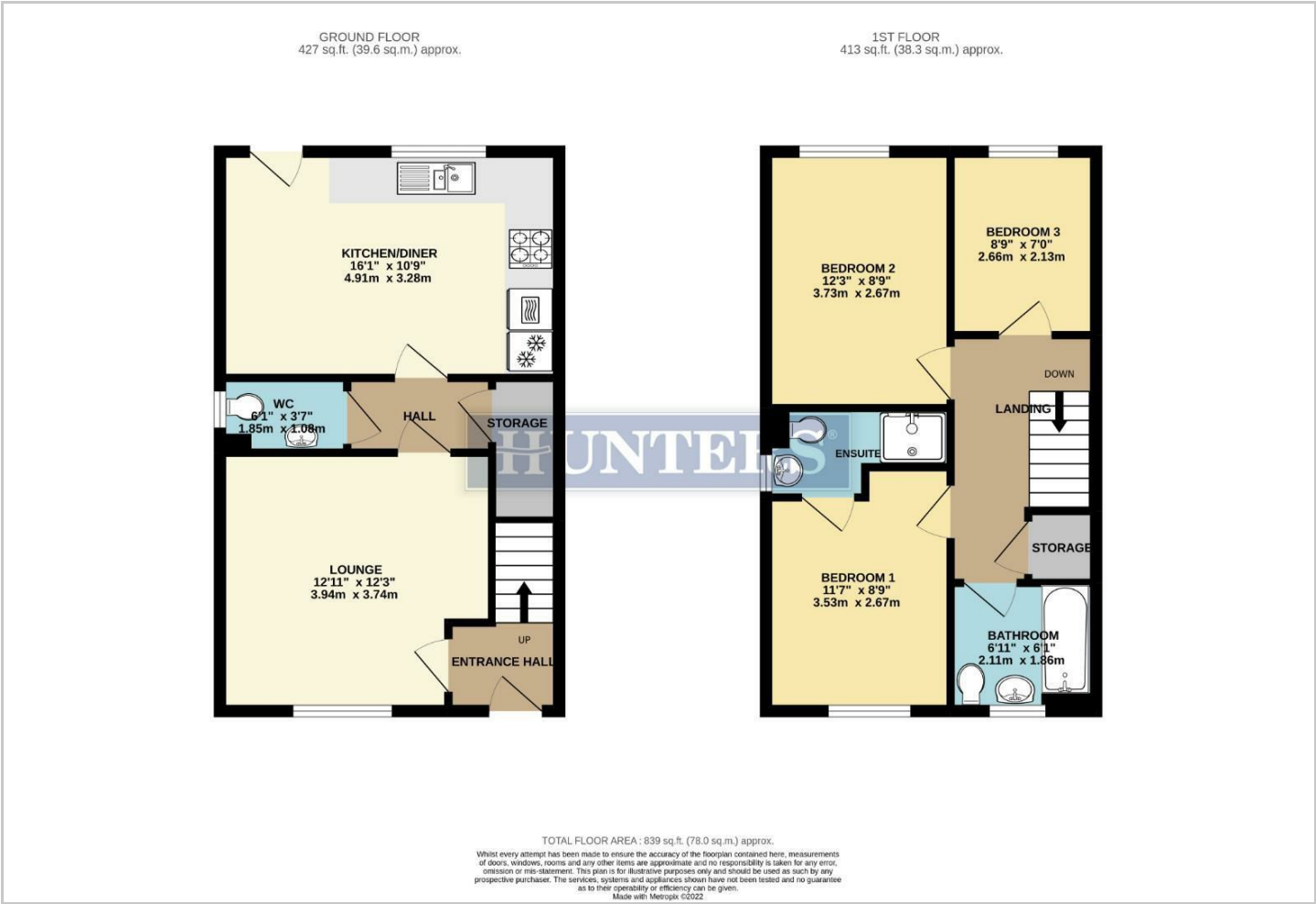
Hybrid Map



Terrain Map



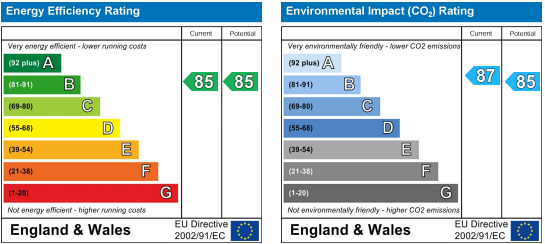
Floor Plan



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.

Energy Efficiency Graph



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.