



Coverleigh Road

Wath-Upon_Dearne, Rotherham, S63 7JH

Guide Price £155,000 - £165,000

 3  1  2  TBC

- THREE BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE AND CAR PORT
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- EPC RATING: TBC

- FREEHOLD
- ENCLOSED FRONT AND REAR GARDENS
- CLOSE TO ALL LOCAL AMENITIES
- GENEROUS DIMENSIONS
- COUNCIL TAX BAND: B

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Nestled on the charming Coverleigh Road in Wath-Upon-Dearne, Rotherham, this delightful three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With a generous gated driveway leading to a convenient carport and a detached garage at the rear, this property offers ample parking and storage solutions.

Inside, the home boasts two inviting reception rooms, comprising a spacious dining room and a comfortable lounge area with bay window, perfect for family gatherings and entertaining guests. The layout provides a warm and welcoming atmosphere, ideal for modern living.

The large enclosed rear garden is a true highlight, serving as a sun trap that invites relaxation and outdoor enjoyment. Additionally, there is an outer building for extra storage, ensuring that all your gardening tools and outdoor equipment can be neatly tucked away.

Situated in a popular location, this property is conveniently close to local schools, making it an excellent choice for families. Furthermore, it offers good commuting options, allowing for easy access to nearby towns and cities.

While the property does require some updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their liking. With its potential and prime location, this home is not to be missed. Whether you are a first-time buyer or looking to invest, this property is sure to capture your interest.

ENTRANCE HALL

6'05" x 15'08" (1.96m x 4.78m)

Via the front entrance door glass door with window to the side opens into the roomy entrance hall, ideal for coats and shoes, having staircase rising to first floor, wall mounted radiator, doors leading to lounge, dining room and kitchen with door then giving access to under staircase storage cupboard.

LOUNGE

12'11" x 14'07" including bay window (3.94m x 4.45m including bay window)

Step inside the light and airy living space, having double glazed bay window to the front, neutrally decorated with electric fire in place giving the room not only a focal point but a cosy feel and wall mounted radiator to finish.

DINING ROOM

12'11" x 12'5" (3.94m x 3.78m)

Great space to have those family meals or celebrate the holidays, this room comprises of double glazed window to the rear, chimney breast with gas fire adding a focal point to this room, neutral décor and wall mounted radiator.

KITCHEN

5'9" x 9'5" (1.75m x 2.87m)

The fully tiled kitchen has an array of wall and base units fitted providing storage, complimentary work surface over, stainless steel sink, drainer and matching mixer tap, built in electric over and four ring gas hob, under counter space and plumbing for washing machine, wall mounted radiator with double glazed window with external door exiting to the side of the property.

LANDING

6'5" x 9'3" (1.96m x 2.82m)

Roomy landing with doors leading to all three bedrooms and family bathroom. Access to loft space with double glazed window to the side elevation.

BEDROOM ONE

12'2" x 12'08" (3.71m x 3.86m)

Generously sized master bedroom with built in wardrobe providing that extra storage space. Wall mounted radiator and double glazed window to the front elevation. Plenty of space for bedroom furniture.

BEDROOM TWO

12'08" x 12'5" (3.86m x 3.78m)

A further double bedroom having neutral décor, wall mounted radiator and double glazed window looking over the rear garden. Handy built in storage cupboard located in the corner.

BEDROOM THREE

7'05" x 7'03" (2.26m x 2.21m)

Roomy third room having neutral décor, wall mounted radiator and double glazed window to the front.

BATHROOM

6'05" x 7'4" (1.96m x 2.24m)

Prefect spot to relax and unwind, the bathroom currently comprises of WC, pedestal wash hand basin and bath, with built in airing cupboard. Fully tiled walls with wall mounted radiator and frosted window to the rear.

GARAGE

8'5" x 19'4" (2.57m x 5.89m)

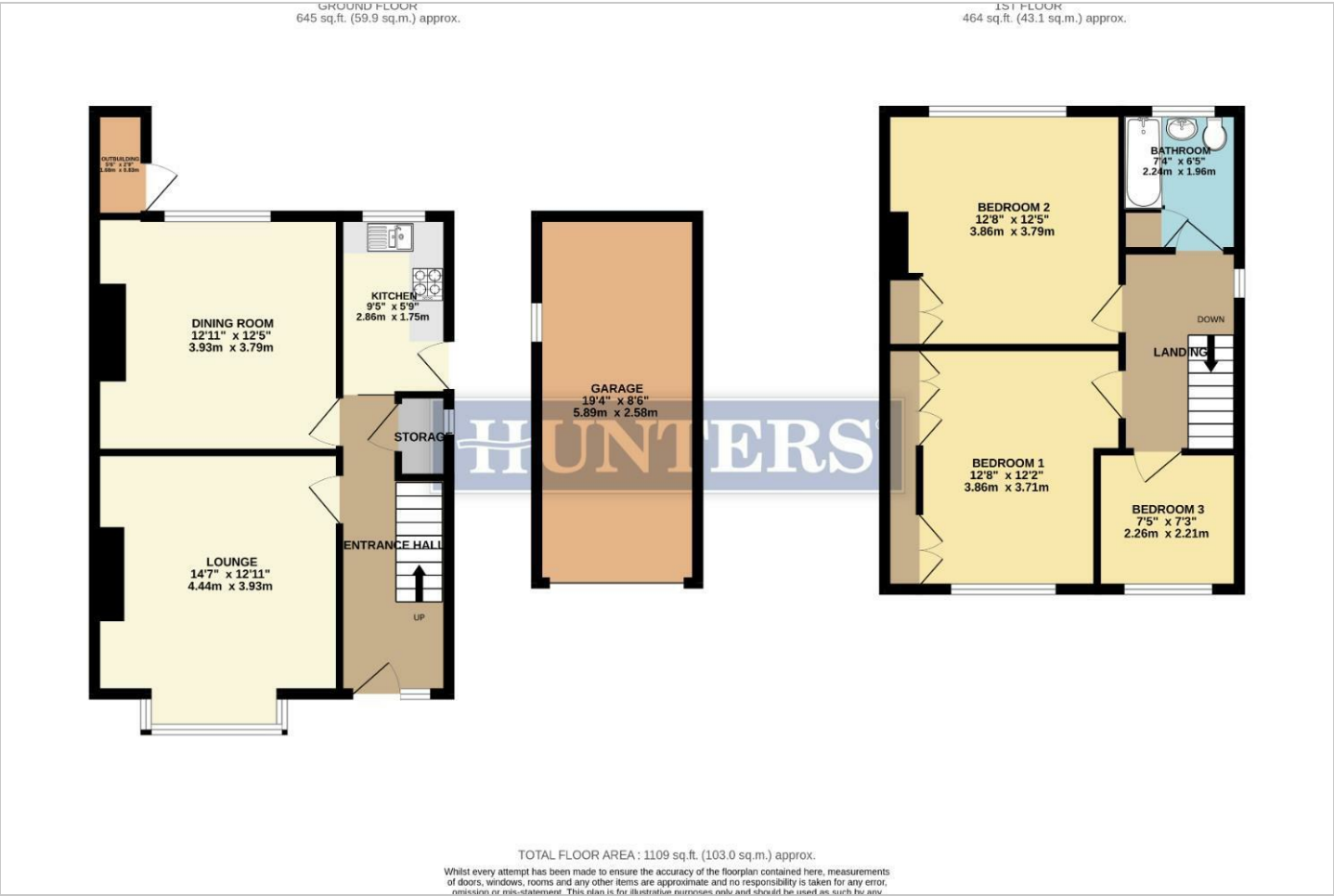
Detached single garage created secure off road parking. Comprising of up and over door with window to the side.

EXTERIOR

The front of the property has great kerb appeal. Having a well kept front lawned garden area sitting beside the long gated driveway that runs to the car port at side of the property and to the detached garage at the rear. The driveway runs alongside the property leading to the detached garage and the rear garden.

The sun trap rear garden is large and private with a large lawned area and various shrubs to the borders. A slabbed patio area creating the perfect space to sit and unwind in the summer months. Outbuilding storage located in the corner with detached garage to the side.

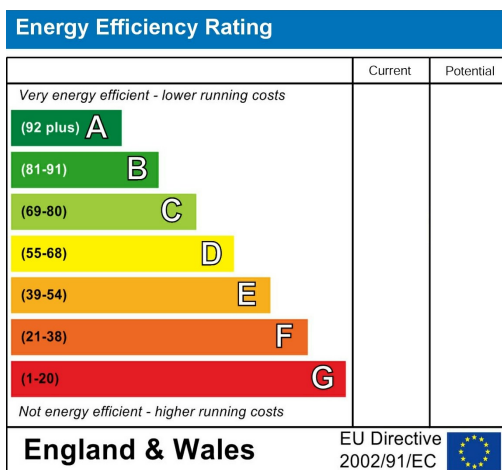
Floorplan







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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