



Burman Road

Wath-Upon_Dearne, Rotherham, S63 7NA

Guide Price £150,000 - £160,000



- NEWLY REFURBED
- NEUTRAL DECOR THROUGHOUT
- DETACHED GARAGE
- GOOD COMMUTE LOCATION
- EPC RATING: D

- THREE BEDROOM END TERRACE PROPERTY
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled on Burman Road in the charming area of Wath-Upon-Dearne, Rotherham, this delightful three-bedroom end terrace property presents an excellent opportunity for both families and professionals alike. The home boasts a prime location, ensuring a convenient commute to nearby towns and cities, while being close to a variety of local amenities.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation. An open doorway connects the lounge to a modern kitchen diner, which features a newly fitted kitchen, ideal for culinary enthusiasts and family gatherings. The first floor comprises three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom has been tastefully updated with a new three-piece suite and stylish tiled walls, offering a fresh and inviting atmosphere.

The property has undergone a comprehensive refurbishment, showcasing new carpets and flooring throughout, as well as a fresh coat of paint, ensuring a contemporary and welcoming feel. Outside, you will find a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a detached garage at the rear provides valuable storage space, while a spacious driveway at the front offers convenient off-road parking.

This newly refurbished home is an exceptional find in a sought-after location, making it an ideal choice for those seeking comfort and convenience in Wath-Upon-Dearne. Don't miss the chance to make this lovely property your new home.

Entrance Hall

Through a upVC entrance door leads into the entrance hall, a great impression on any guest, comprising wall mounted radiator, carpet flooring, newly carpeted staircase to the first floor and doors leading straight into the lounge area.

Lounge

13'9" x 12'9" (4.19m x 3.89m)

An elegant living space, boasting bright neutral décor and generous space for furniture. Drenched in natural light through a uPVC window to the front exterior. Wall mounted radiator, new carpet flooring, aerial point in place with open doorway leading into the kitchen/diner.

Kitchen/Diner

17'3" x 9'8" (5.26m x 2.95m)

Adding further wow factor to this family home is this well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of new wall and base units providing plenty of storage with work surface over. Comprised of stainless steel sink, drainer and matching mixer tap with the added bonuses of a brand new built in four ring gas hob with extractor hood over, integrated electric oven and under counter space and plumbing for a washing machine. Beautiful vinyl flooring with UPVC window to the rear and uPVC doors accessing the large rear garden. Handy understairs pantry providing extra storage space we all crave housing the combi boiler.

Landing

Spacious landing with uPVC window to the side and doors leading to all three bedrooms and bathroom.

Bedroom One

10'1" x 12'9" (3.07m x 3.89m)

A well-presented master bedroom with plenty of space for extra furniture. Neutral décor comprising of wall mounted radiator, carpet flooring and uPVC window to the front elevation letting in the natural light.

Bedroom Two

8'8" x 9'9" (2.64m x 2.97m)

A further good sized second bedroom comprising of built in wardrobe providing storage space, neutral décor, carpet flooring, wall mounted radiator and uPVC rear facing window.

Bedroom Three

7'9" x 6'9" (2.36m x 2.06m)

A single bedroom comprising neutral décor, carpet flooring, wall mounted radiator and rear facing uPVC window.

Bathroom

6'7" x 8'3" (2.01m x 2.51m)

A brand new beautifully presented family bathroom with three piece suite comprising of low flush WC, wash hand basin and panelled bath with shower over with glass screen. Easy to clean tiled walls and vinyl flooring with wall mounted heated towel rail and uPVC frosted window to the front.

Exterior

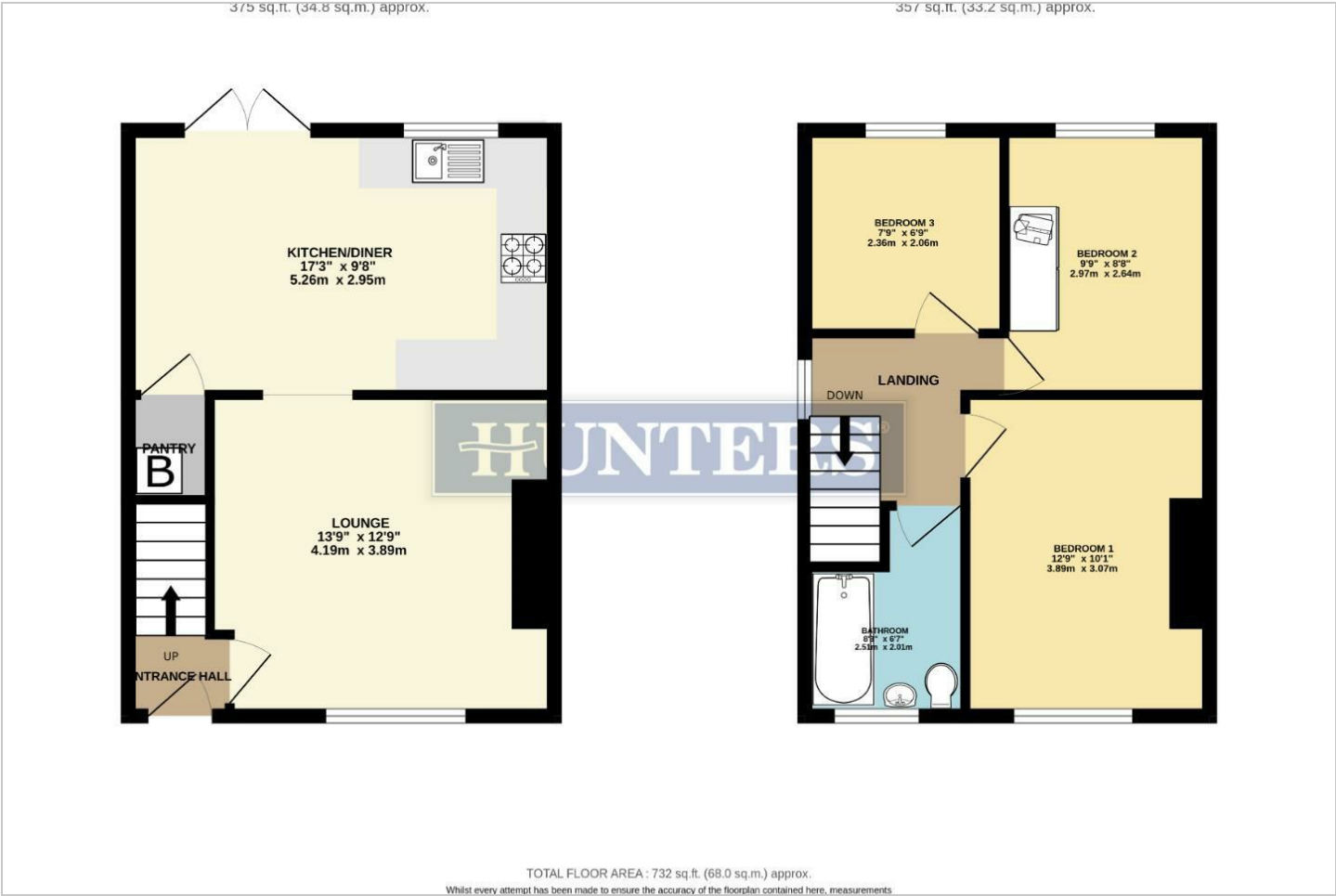
The front of the home oozes kerb appeal, with good sized driveway for a couple of cars leading up to the front entrance, with access down the side leading to the detached garage at the rear.

At the rear is a large spacious garden, ideal for seating and enjoying the warmer weather, steps lead to a large mainly laid to lawn area, this really is a space all the family can enjoy.

Garage

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

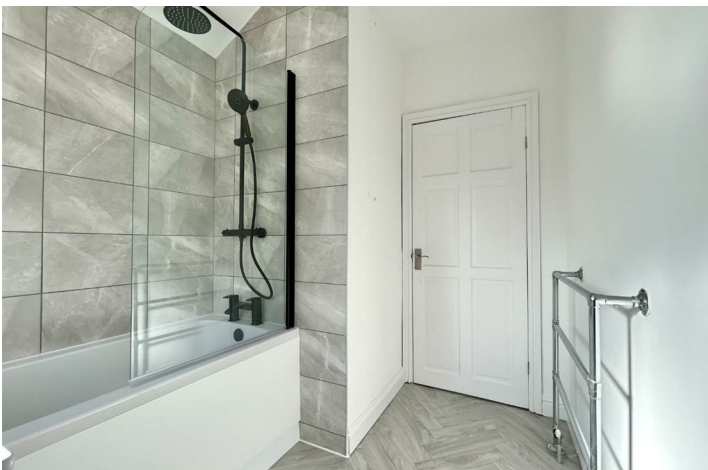
Floorplan



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

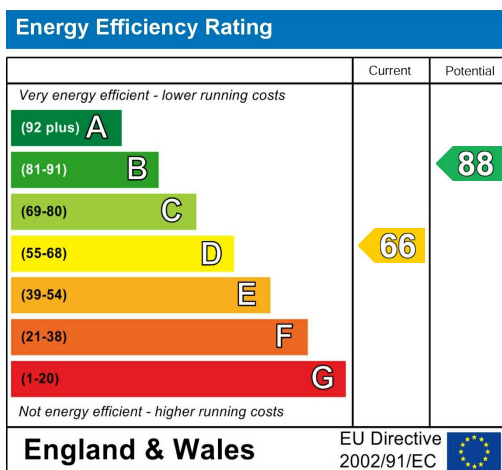
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







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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