



## Norton Road

Wath-Upon\_Dearne, Rotherham, S63 6QE

Guide Price £120,000 - £130,000

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- TWO BEDROOM TERRACED PROPERTY
- FREEHOLD
- ENCLOSED FRONT AND REAR GARDENS
- GOOD COMMUTE LOCATION
- EPC RATING: TBC
- ON STREET PARKING
- SPLENDID FAMILY BATHROOM
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled in the charming village of Wath-Upou-Dearne, this delightful two-bedroom terraced house on Norton Road offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that leads seamlessly into a large kitchen, ideal for both cooking and entertaining. The property also features a cellar, providing ample storage space.

Ascending the stairs to the first floor, you will find two generously sized double bedrooms. The master bedroom boasts built-in wardrobe space, ensuring that storage is never a concern. The family bathroom is a true highlight, showcasing a stunning four-piece suite that adds a touch of luxury to everyday living.

Outside, the property benefits from both front and rear enclosed gardens. The rear garden is particularly impressive, featuring a large space complete with its very own apple tree, perfect for enjoying the outdoors or hosting gatherings.

On-street parking is readily available, and the property is conveniently located close to all local amenities, making it an ideal choice for families or professionals. With good commuting options, this home offers a wonderful opportunity to enjoy village life while remaining well-connected to nearby towns and cities. This charming property is not to be missed.

## LOUNGE

12'5" x 12'7" (3.78m x 3.84m)

Via a uPVC front entrance door this leads directly into the light and modern living room, having a large uPVC half bay window to the front filling the room with natural light, multi fuel burner giving the room not only a focal point but a cosy feel, wooden flooring with wall mounted radiator, aerial and telephone point in place and door opening into the hallway.

## HALL

Open doorway leading straight into the Kitchen area and double doors giving access to the cellar.

## KITCHEN

12'4" x 12'7" (3.76m x 3.84m)

Generous sized kitchen with an array of wall and base units providing plenty of storage space, complimentary work surface over with stainless steel sink, drainer and matching mixer tap over, space for free standing cooker, space and plumbing for washing machine, splash back tiles to walls with tile flooring, uPVC window to the rear as well as a uPVC rear entrance door opening into the garden. Open doorway leading to stairs rising to the first floor landing.

## CELLAR

Handy addition to any house. Perfect room to make as you wish or to be used as extra storage space.

## LANDING

Spacious landing with doors leading to both bedrooms and family bathroom. Further stairs rising to the Attic Room.

## BEDROOM ONE

12'6" x 10'4" (3.81m x 3.15m)

Generously sized master bedroom with plenty of room to add more bedroom furniture if needed. Comprises of built in closets with folding doors, carpet flooring, wall mounted radiator, uPVC window to the front elevation and decorative fire.

## BEDROOM TWO

10'7" x 9'8" (3.23m x 2.95m)

Good sized second room comprises of neutral décor, carpet flooring, wall mounted radiator and uPVC window to the rear. Plenty of space for bedroom furniture.

## BATHROOM

5'2" x 15'07" (1.57m x 4.75m)

Adding wow factor the stylish contemporary family bathroom is the perfect spot to relax and unwind after a long day, comprising of vanity unit with built in low flush WC and wash hand basin, free standing oval bath, shower unit with glass screening, splash back tiles to walls, tiled flooring with under floor heating, heated towel rail and uPVC frosted window to the rear finish this room.

## ATTIC ROOM

12'4" x 19'6" (3.76m x 5.94m)

Adding further wow factor to this home is the sizeable attic room. Comprises of neutral décor with two Velux style window to the front and rear filling this room with natural light. Eave storage available as well as storage cupboard to the side housing the combi boiler.

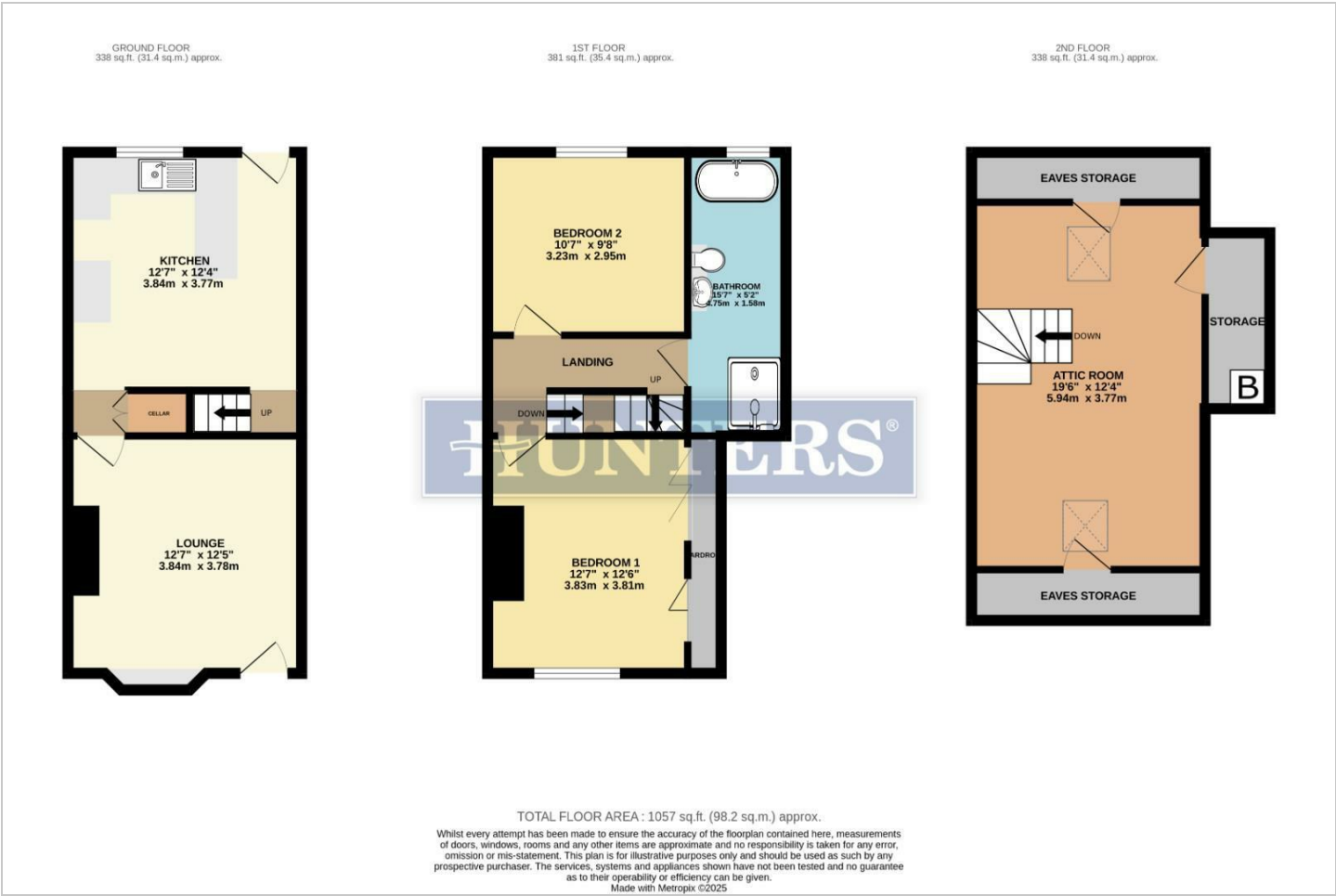
## EXTERIOR

The front of the property offers ample on street parking with gated access to the front door and small easy to maintain garden.

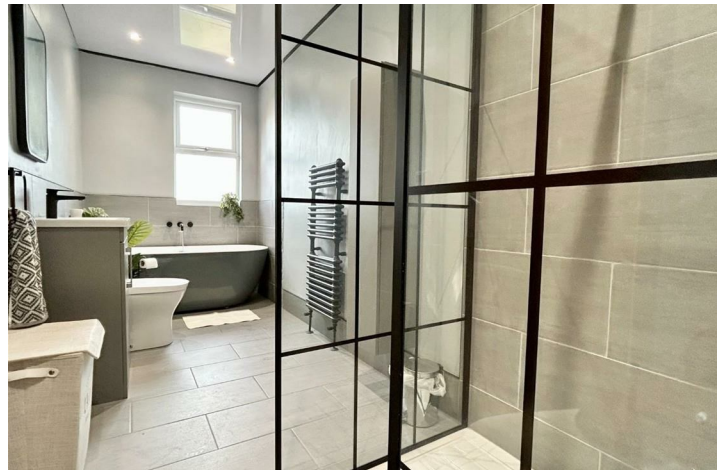
To the rear of the property is a fully enclosed garden, being mainly laid to lawn benefiting from block paved patio area perfect for sitting and unwinding in the summer months.



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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