



## Rainborough Road

Wath-Upon-Dearne, Rotherham, S63 6SJ

Guide Price £230,000 - £240,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- SPLENDID VIEWS
- EPC RATING: TBC

- FREEHOLD
- GENEROUS DIMENSIONS
- SOUTH FACING REAR GARDEN
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: B

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Nestled on the desirable Rainborough Road in Wath-Upou-Dearne, Rotherham, this stunning three-bedroom semi-detached house presents an exceptional opportunity for those seeking a charming family home in a prime location. Properties on this sought-after road are rarely available, making this a unique find.

Upon entering, you are welcomed by a spacious entrance hall adorned with laminate flooring, leading seamlessly into the inviting living area and modern kitchen. The kitchen is well-equipped with built-in appliances, including an electric oven, fridge freezer, dishwasher, washing machine, and a four-ring electric hob, making it a delightful space for culinary enthusiasts.

The first floor features a landing that provides access to all three bedrooms and the stylish shower room, as well as a partially boarded loft for additional storage. Bedrooms one and two boast contemporary decor, plush carpet flooring, and built-in sliding door wardrobes, with bedroom two offering lovely views. The third bedroom is versatile and can serve as a guest room or home office.

The shower room is a modern retreat, featuring a corner shower cubicle with an overhead shower, a vanity unit with a built-in sink, a low flush WC, and a heated towel rail, all complemented by fully tiled walls for a sleek finish.

Outside, the south-facing enclosed rear garden is a true highlight, primarily laid to lawn and featuring a slabbed patio area, perfect for relaxing or entertaining. Additionally, a wooden summer house and a storage shed provide ample space for gardening tools or outdoor equipment.

This property is not only a beautiful home but also a rare opportunity in a highly sought-after area. Do not miss your chance to make it yours.

## ENTRANCE

Via the beautiful front entrance door leads you into this captivating property. Greeted by the roomy entrance hall having two uPVC windows allowing in natural sources of light. Comprising of laminate flooring with carpeted stairs rising to first floor and door leading to the living area.

## LIVING AREA

Stepping into the real hub of the home. You really appreciate the added benefits created by this exquisite open plan living space providing the perfect place to entertain family and friends. Practical laminate flooring with stunning décor with uPVC window to the rear and half bay uPVC window to the front. Plenty of space for a dining table and furniture. Comprising of wall mounted radiators, aerial point in place and further door leading to the Kitchen area.

## KITCHEN

The beautiful family kitchen is fitted with an array of cream wall and base units providing storage, complimentary work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring electric hob, integrated dishwasher, integrated washing machine and integrated fridge freezer. Laminate flooring, partially tiled walls and uPVC window to the rear with internal door leading to the handy pantry and external uPVC door leading to the side exterior.

## LANDING

Roomy landing having carpet flooring with doors leading to all three bedrooms and family Shower room, with uPVC window to the side elevation and access to the loft space. Benefitting from built in storage creating extra storage space we all crave.

## BEDROOM ONE

An sumptuous master bedroom, boasting of a full wall of built in wardrobe with sliding doors providing the storage space we all crave. Stylish décor with carpet flooring and wall mounted radiator. UPVC window overlooking the front exterior and ariel point in place.

## BEDROOM TWO

The spacious layout continues with this further double bedroom. Boasting modern décor with uPVC window overlooking the rear garden with the beautiful views. Comprising of built in wardrobe with sliding doors, wall mounted radiator, carpet flooring and aerial point in place.

## BEDROOM THREE

Further good sized bedroom benefitting from modern décor with carpet flooring, arial point in place and uPVC window overlooking the front elevation.

## SHOWER ROOM

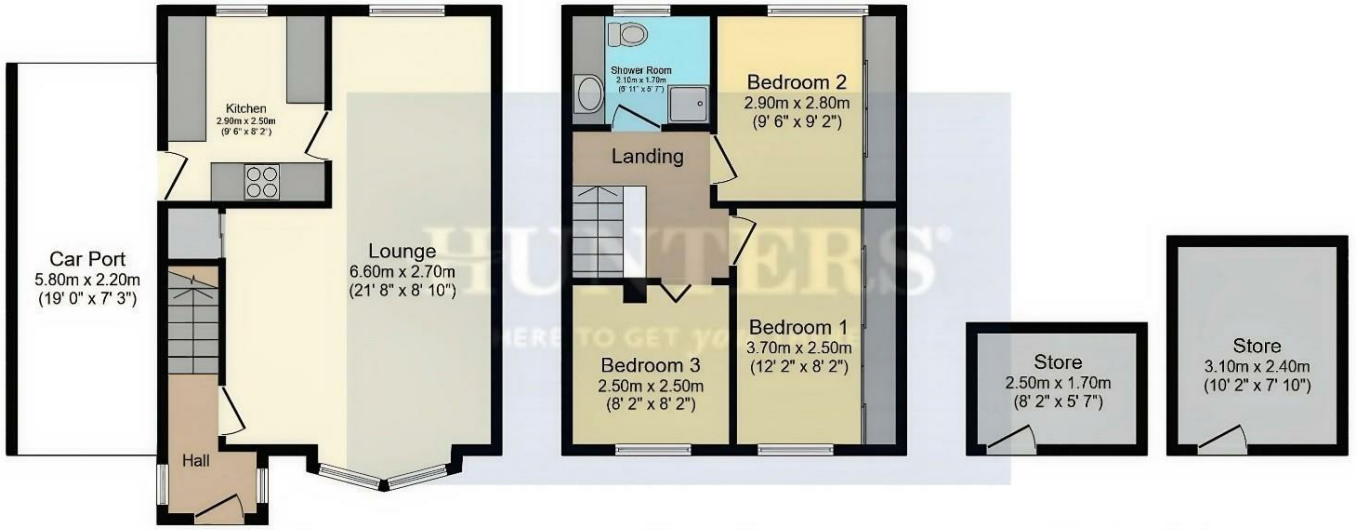
The perfect spot to relax and unwind this elegant family shower room comprises of fully tiled walls in serene tones with three piece suite. Comprising corner shower cubicle with shower over, vanity unit with built in sink and low flush WC. Having heated towel rail, frosted uPVC window and extractor fan to finish.

## EXTERIOR

The property oozes great kerb appeal. To the front is an easy to maintain front garden area, with driveway and carport providing ample off road parking. Slabbed pathway giving access to the front entrance.

To the rear of the property is a splendid enclosed garden. Featuring a slabbed patio area to sit and unwind in the summer months. Lawn area providing a space the kids can enjoy surrounded by wooden fencing, slated flower borders with colourful plants and shrubs. The extra bonus of the wooden summer house having and two wooden storages sheds in place for even further storage.

# Floorplan



**Ground Floor**

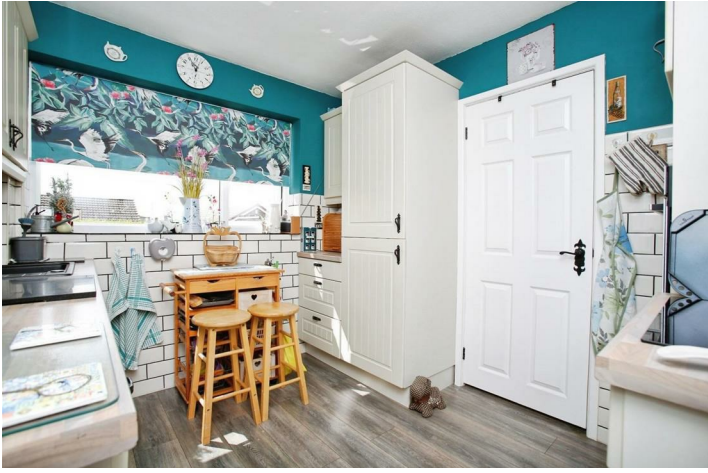
**First Floor**

**Outbuilding**

Total floor area 82.4 m<sup>2</sup> (887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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