



## Browning Road

Wath-Upon-Dearne, Rotherham, S63 6PA

Guide Price £200,000 - £210,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- FULLY REFURBISHED INCLUDING NEW BOILER AND REWIRE
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS WITH GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING D

- NO UPWARD CHAIN
- ALARMED
- WELL LANDSCAPED, ENCLOSED REAR GARDEN
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on Browning Road in the charming area of Wath-Upon-Dearne, Rotherham, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a modern and comfortable home. With no upward chain, this property is ready for you to move in and make it your own.

Having undergone a full refurbishment, the house boasts a new boiler and complete rewire, ensuring peace of mind for years to come. The interior features modern fixtures and fittings, providing a stylish yet functional living space. The generous dimensions throughout the property create an inviting atmosphere, perfect for both relaxation and entertaining.

The ground floor comprises a welcoming reception room, ideal for family gatherings or quiet evenings in. Upstairs, you will find three well-proportioned bedrooms, offering ample space for family or guests. The bathroom is thoughtfully designed, catering to all your needs.

Outside, the property benefits from off-road parking with a convenient drive, making it easy to come and go. The well-landscaped, fully enclosed rear garden is a true highlight, providing a private oasis for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Situated close to all local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities. Additionally, its excellent commute location ensures that you are well-connected to surrounding areas.

This semi-detached house on Browning Road is a fantastic choice for anyone looking for a modern, spacious, and conveniently located home. Don't miss the chance to view this property and envision your future here.



### Entrance Hall

Via a uPVC front door this opens into the welcoming entrance hall, having uPVC window to the side elevation, staircase rising to first floor with storage under, laminate flooring for easy clean, neutrally decorated, wall mounted radiator and doors leading to the living room and kitchen/diner

### Living Room

Step inside the light and airy living space, having a large uPVC window to the front filling this room with natural light, freshly decorated in neutral tones with carpet to floor wall mounted radiator, aerial point in place and coal effect fire in place giving this room not only a focal point but a cosy feel you and family can enjoy.

### Kitchen/Diner

The sleek and newly fitted kitchen\diner is the real hub of this home, with ample space for a dining table making this a great space to entertain family and friends, the kitchen has an array of wall and base units fitted in grey providing storage space, with speckled work surface over, sunken sink, drainer and matching dark mixer tap over, integrated electric over and gas hob with extractor fan, integrated white goods such as washing machine, dish washer coving all your kitchen needs. Having laminate flooring for easy clean, modern design wall mounted radiator, cupboard that also houses the combi boiler for the home only 1 year old and uPVC window as well as uPVC French doors opening to the garden really brining the outdoors in.

### Landing

Landing having uPVC window to the side elevation, access to loft hatch with loft having ladder, lighting and boarded for storage, all doors then lead to bedrooms and family bathroom.

### Bedroom One

Generously sized master bedroom freshly decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the front.

### Bedroom Two

Further good sized double bedroom with plenty of space to add storage and furniture, decorated in cool tones with carpet to floor, wall mounted radiator and uPVC window to the rear.

### Bedroom Three

Last but certainly not least is the third bedroom, a roomy single or ideal home office, decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the rear.

### Family Bathroom

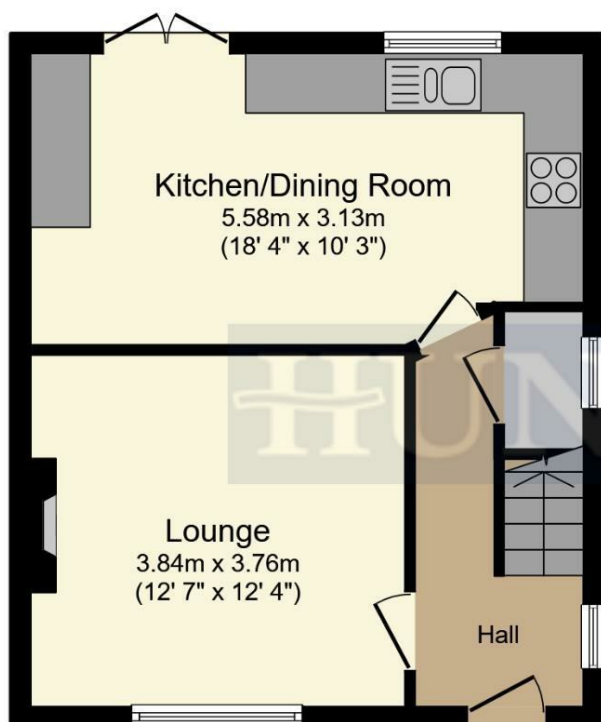
Perfect spot to relax and unwind is the modern family bathroom, comprising of low flush WC, vanity unit with wash hand basin built in, bath with shower over and bi-folding shower screen in place, decorative splash back tiles to walls and wall mounted heated towel rail, with uPVC frosted windows to both the side and rear elevation to finish.

### Exterior

The front of this property oozes kerb appeal, having a large well maintained paved drive, offering secure off road parking for you and guests, with steps rising to front entrance as well as to the side and rear of the home if needed.

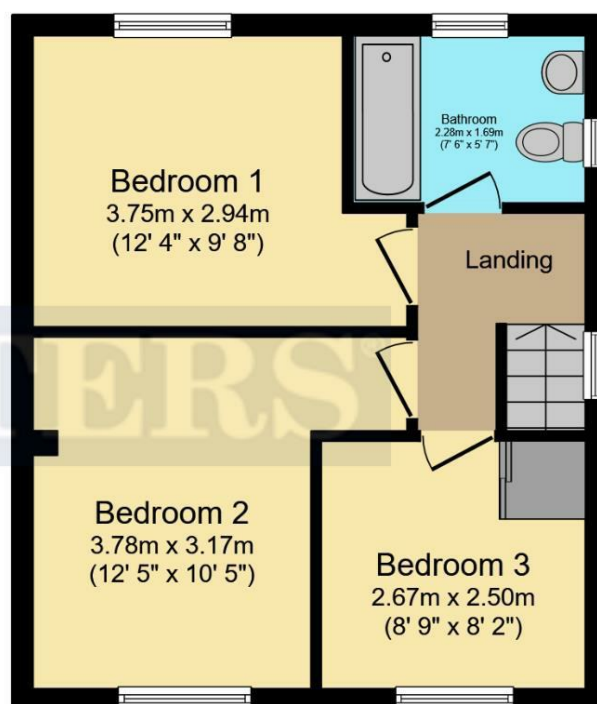
At the rear is a stunning, well landscaped and fully enclosed garden space, made for all the family to enjoy, starting with a decked area that starts from the rear entrance of the property and leads around the side to the back of the garden, giving ample room for seating and enjoying the warmer months, a well maintained lawn sits to the centre with a brick built outer building having lighting as well as wooden built shed for all your storage needs, finishing with outside lights, tap and electric socket providing all the entertainment and storage space a family could ever wish for.

## Floorplan



**Ground Floor**

Floor area 36.8 sq.m. (396 sq.ft.)



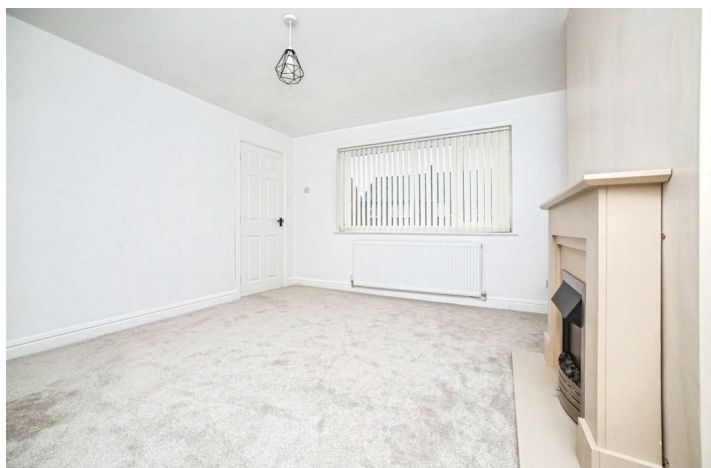
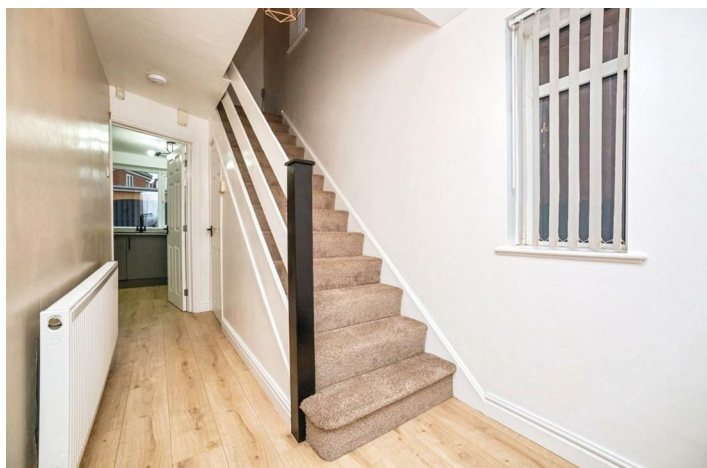
**First Floor**

Floor area 36.8 sq.m. (396 sq.ft.)

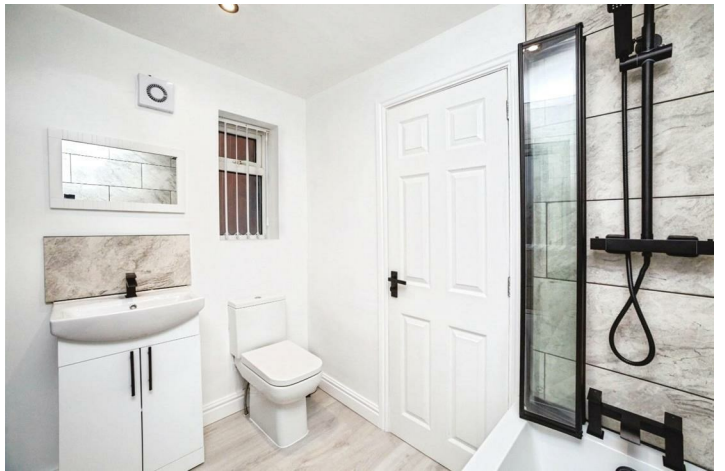
**Total floor area: 73.5 sq.m. (791 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

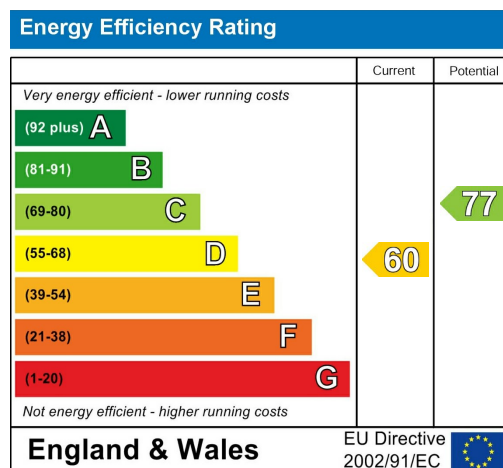
**HUNTERS**







## Energy Efficiency Graph

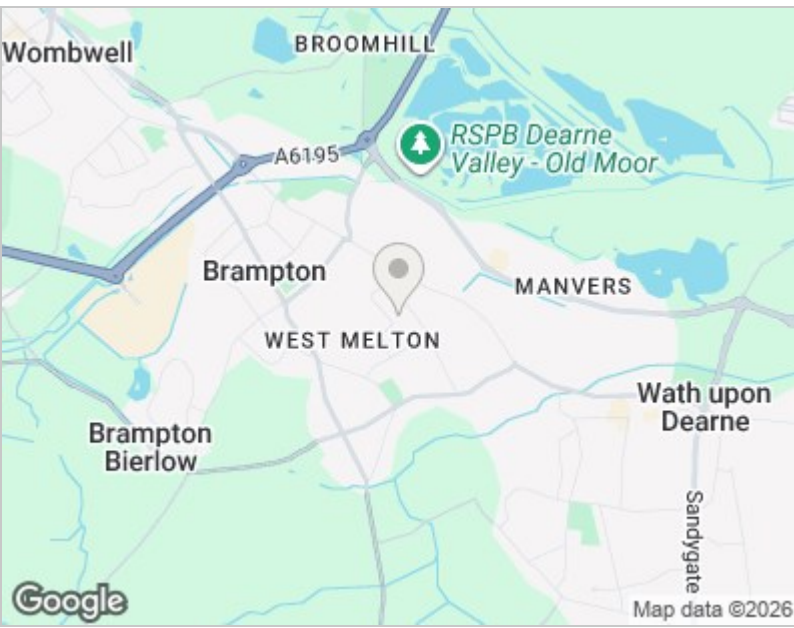


## Viewing

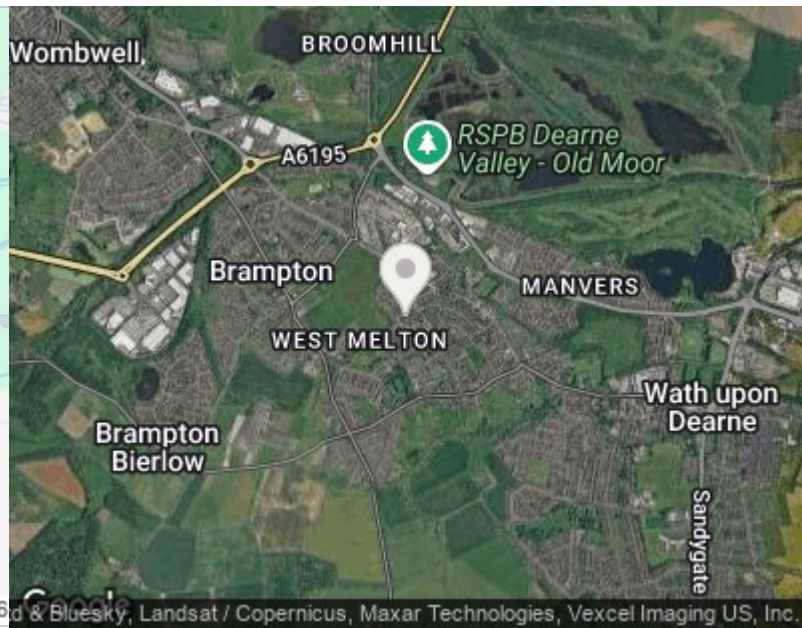
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

