



West End Road

West Melton, Rotherham, S63 6BH

Guide Price £130,000 - £140,000



- TWO BEDROOM TERRACED PROPERTY
- ON STREET PARKING
- SPLENDID DECOR
- GOOD COMMUTE LOCATION
- EPC RATING: D

- SOUGHT AFTER AREA
- EXTENDED KITCHEN DINING ROOM
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled in the delightful village of West Melton, Rotherham, this beautifully presented two-bedroom terraced house offers a perfect blend of comfort and style. The property is ideally situated for those seeking a good commute, with excellent transport links to Barnsley, Rotherham, Sheffield, and Doncaster, making it a convenient choice for professionals and families alike.

Upon entering, you are welcomed into a stunning lounge area that exudes warmth and charm, providing an inviting space for relaxation. The ground floor flows seamlessly into an extended kitchen dining room, which is perfect for entertaining family and friends. This well-designed area is not only functional but also creates a lovely atmosphere for gatherings.

The first floor boasts two generously sized bedrooms, ensuring ample space for rest and privacy. The family bathroom features a modern four-piece suite, catering to all your needs. Additionally, the lower level of the property includes a cellar, offering valuable storage options or the potential to be transformed into a personal retreat.

Outside, the property is complemented by a beautiful enclosed rear garden, providing a tranquil space for outdoor enjoyment. On-street parking is available to the front, adding to the convenience of this charming home.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying modern living. Don't miss the chance to make this lovely house your new home.

LOUNGE

12'8" x 11'2" (3.86m x 3.40m)

Entering through a stylish composite door, you get a modern yet soft feel leading into the lounge. This spacious living area is full of character, centred around the chimney breast with built in units either side which gives a great focal point to the room. Finished in serene tones with carpet flooring, uPVC window, wall mounted radiator, telephone and ariel point in place and further door leading into the inner hall.

HALL

Door leading to kitchen/diner with carpeted stairs rising to first floor landing.

KITCHEN DINING ROOM

12'8" x 20'8" (3.86m x 6.30m)

Adding the wow factor is this extended fitted kitchen diner with cream wall and base units providing storage with complimentary wood work surface over. Comprising of its very own island with built in stainless steel sink and mixer tap. Extra bonuses of integrated washing machine, integrated dishwasher and space for tall fridge freezer. Splash back tiles to walls and easy to clean tile flooring with plenty of space for dining room furniture. Splendid décor with wall mounted radiator, UPVC bi-folding door entering the beautiful enclosed rear garden and further door leading down into the cellar.

CELLAR

12'8" x 15'2" (3.86m x 4.62m)

Extra addition to this splendid property is this handy cellar. Currently modified for storage however can be altered to fit your needs.

LANDING

Neutrally decorated landing with doors leading to both bedrooms and family bathroom. Access to

the partially boarded loft area housing the combi boiler, having pull down ladders.

BEDROOM ONE

12'8" x 11'2" (3.86m x 3.40m)

An exquisite master bedroom boasting stunning décor with the extra space we all crave. Wall mounted radiator with carpet flooring and uPVC window to the front exterior. Plenty of room for extra bedroom furniture.

BEDROOM TWO

6'4" x 13'2" (1.93m x 4.01m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the overlooking the rear garden. Handy storage cupboard located in the corner.

BATHROOM

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

A beautifully presented, contemporary family bathroom. Comprising of four piece white suite with panelled bath, corner shower unit with new shower in place, white ceramic sink and low flush WC. Splash back tiling with cushion flooring, uPVC frosted window with the extra bonus of chrome towel rail.

EXTERIOR

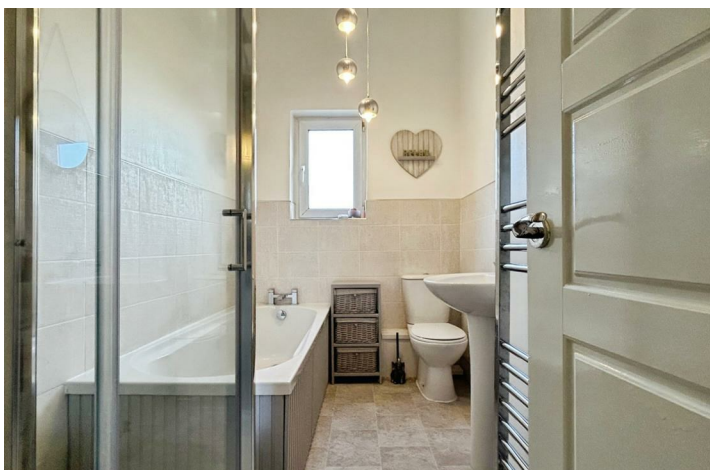
To the front of the property is on street parking. To the rear is an enclosed maintenance friendly garden, being mainly laid to lawn with slabbed patio area as you first exit the property ideal for seating in the summer months. Pathway leading down to the rear end of the garden where you will find a wooden shed creating outside storage.

Floorplan



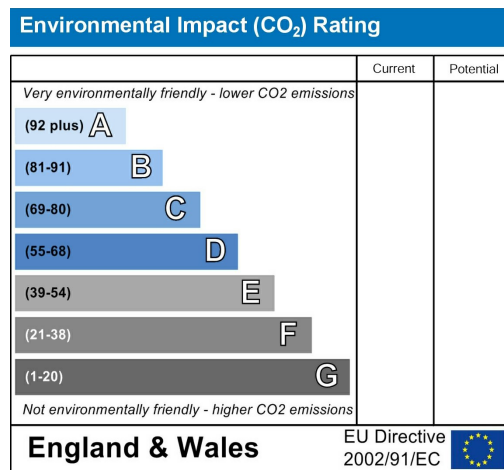
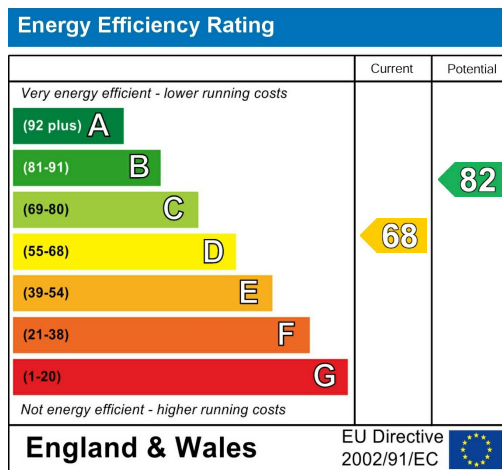
TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.







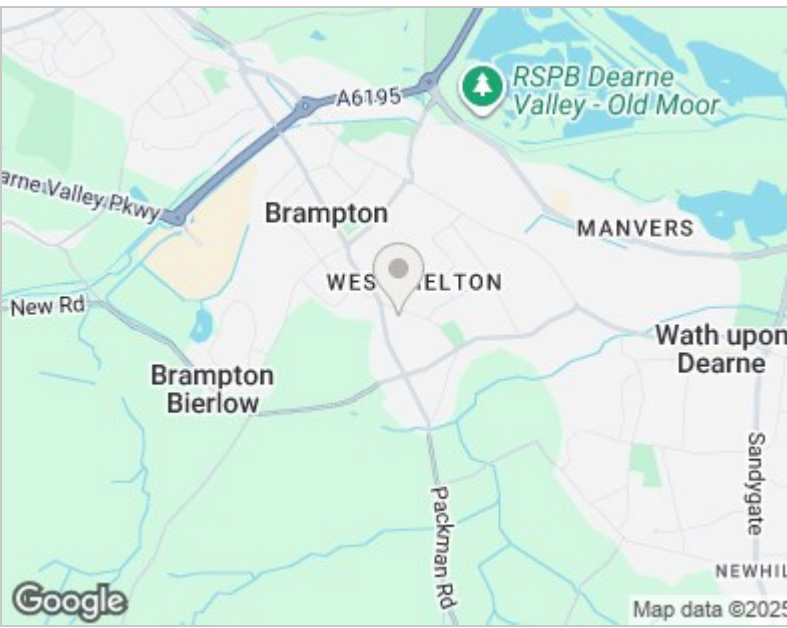
Energy Efficiency Graph



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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