



## Burns Way

Wath-Upon-Dearne, Rotherham, S63 6ED

Guide Price £150,000 - £160,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- GOOD COMMUTE LOCATION
- EPC RATING: TBC

- OFF ROAD PARKING
- FREEHOLD
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled in the charming area of Wath-Upon-Dearne, Rotherham, this delightful three-bedroom semi-detached house on Burns Way presents an excellent opportunity for families and first-time buyers alike. With no upward chain, this property is ready for you to move in and make it your own.

As you enter, you are greeted by a roomy entrance hall that leads to the Kitchen and to a generously sized lounge, perfect for relaxation. The lounge features double doors that open into a spacious dining room, creating an inviting atmosphere for entertaining family and friends. The uPVC French doors provide seamless access to the large enclosed rear garden, allowing for a wonderful indoor-outdoor flow.

The first floor boasts a spacious landing that leads to three well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a large built-in wardrobe with sliding doors, providing ample storage space. A modern shower room with a three-piece suite completes the upper level, ensuring convenience for all residents.

The enclosed rear garden is a true highlight of this property, mainly laid to lawn and complemented by a patio area, making it an ideal spot for unwinding during the summer months. Additionally, a large outer building offers versatile space for storage.

Situated in a prime location, this home benefits from excellent transport links and is close to all local amenities, making daily life both convenient and enjoyable. This property is a fantastic find for those seeking a comfortable and well-connected home in a friendly community. Don't miss the chance to view this lovely house and envision your future here.

## ENTRANCE HALL

5'8" x 13'6" (1.73m x 4.11m)

Via a white uPVC front door this opens into the spacious and welcoming entrance hall, neutrally decorated with carpet flooring and wall mounted radiator. Doors leading to Lounge and Kitchen with carpeted stairs rising to first floor landing. Perfect place to take off those muddy shoes, having plenty of room and uPVC window to the side exterior and handy understairs storage cupboard.

## LOUNGE

12'5" x 12'4" (3.78m x 3.76m)

Bright and spacious living area with large uPVC window to the front, filling this room with natural light. The decorative gas fire gives this room not only a focal point but a cosy feel, having neutral décor, wall mounted radiator, aerial point in place and commercial grade cushion flooring. Plenty of space for furniture with double doors leading straight into the dining area.

## DINING ROOM

9'9" x 9'5" (2.97m x 2.87m)

Beautifully designed dining area flowing straight from the Lounge area creating the perfect space for entertaining family and friends. Comprising of wall mounted radiator, commercial grade cushion flooring with plenty of space for a dining table and chairs. Further door leading into the kitchen area with uPVC French doors leading straight into the rear garden.

## KITCHEN

8'4" x 9'5" (2.54m x 2.87m)

The sleek kitchen is fitted with an array of wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, space for free standing hob and under counter space and plumbing for washing machine. Tile flooring, wall mounted radiator and uPVC window to the rear. Further external door leading out into the side exterior.

## LANDING

6'3" x 7'8" (1.91m x 2.34m)

A spacious landing area, comprising side facing

uPVC window and carpet flooring. Doors leading to all three bedrooms and Shower Room. Access to loft.

## BEDROOM ONE

12'3" x 12'4" (3.73m x 3.76m)

A large master bedroom filled with natural light through the large uPVC window over looking the front garden. Neutral décor with carpet flooring, wall mounted radiator and benefitting from a built in wardrobe with sliding doors.

## BEDROOM TWO

12'4" x 9'6" (3.76m x 2.90m)

A further double bedroom, comprising of carpet flooring, wall mounted radiator and uPVC window to the rear elevation. Handy built in storage housing the combi boiler.

## BEDROOM THREE

8'2" x 8'3" (2.49m x 2.51m)

A single bedroom or great home office, again with carpet flooring, wall mounted radiator and uPVC window overlooking the front elevation.

## SHOWER ROOM

7'2" x 5'4" (2.18m x 1.63m)

The sleek family shower room is the perfect spot to relax and unwind, comprising of low flush WC, pedestal wash hand basin and corner shower unit. Fully tiled walls with two frosted uPVC windows and wall mounted radiator to finish.

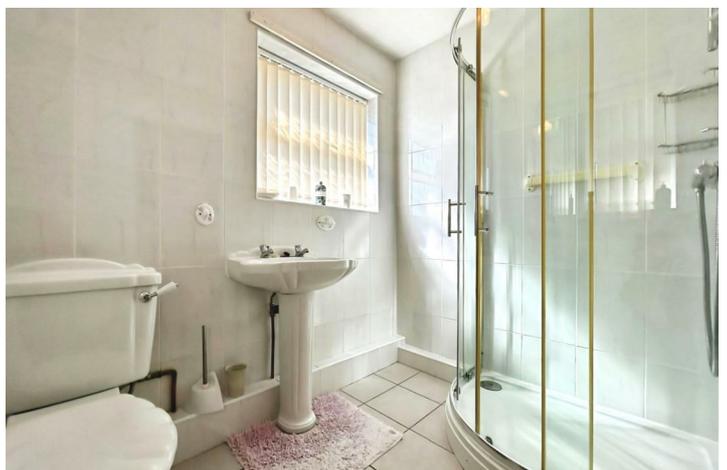
## EXTERIOR

The front of the property offers great kerb appeal. Having iron gates giving access to the well maintained block paved driveway with slabbed pathway leading down side of the property to the rear garden, offering plenty off road parking. With a beautiful walled front garden, mainly laid to lawn with established plants and shrubs adding a splash of colour.

At the rear of the property stands the vast garden, having a large slabbed patio area, creating the perfect space to sit and unwind in the summer months. Being mainly laid to lawn with hedges and shrubs to the borders with slabbed pathway leading to the large handy outer building.

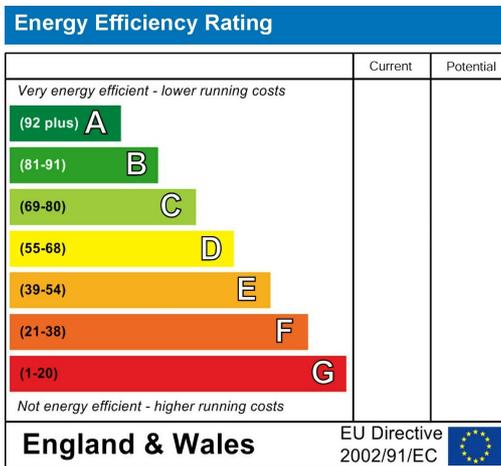
# Floorplan







## 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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