

# HUNTERS®

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## Fitzwilliam Avenue

Wath-upon-Dearne, S63 7HW

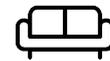
Guide Price £200,000 to £210,000



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## Entrance Hall

Via a uPVC front entrance door this leads into the roomy entrance hall, having plenty of room for coats and shoes, staircase rising to first floor, wall mounted radiator and door opening into the living room.

## Living Room

12'6" x 12'3" (3.81m" x 3.73m")

Cosy yet spacious living room having decorative open coal fire place giving this room a focal point, uPVC bay style window to the front, filling this room with natural light, neutrally decorated with wall mounted radiator, wooden floor and aerial point in place.

## Kitchen/Diner

15'7" x 10'11" (4.75m" x 3.33m")

Adding the wow factor to this family home the open plan kitchen/diner comprises of an array of wall and base units providing storage, contrasting work surface over, with matching island to centre providing more storage and having integrated electric hob, integrated electric oven, stainless steel sink, drainer and mixer tap over, wooden floor, designer wall mounted radiator, with doorway to rear porch giving access to side elevation and cupboard also having plumbing for the washing machine, uPVC windows to rear and side elevation with aluminium bi-folding door looking over the garden and fills the kitchen with natural light all while having built in seating and space for a large dining table making this a great social space to entertain guests.

## Landing

Landing having uPVC window to the side elevation and access to loft hatch with ladder, loft is boarded

and has lighting, doors leading to all bedrooms and family bathroom.

## Bedroom One

12'3" x 9'10" (3.73m" x 3.00m")

Generous sized master bedroom with fitted wardrobes adding that storage we all crave, decorated in neutral tones with large uPVC window to the front and wall mounted radiator.

## Bedroom Two

11'1" x 9'10" (3.38m" x 3.00m")

A further good sized double bedroom, again neutrally decorated with original fire place for decoration, uPVC window overlooking the rear garden and wall mounted radiator.

## Bedroom Three

7'9" x 5'7" (2.36m" x 1.70m")

Sizeable single room or study space having uPVC window to the front elevation and wall mounted radiator.

## Bathroom

7'3" x 5'6" (2.21m" x 1.68m")

Bright and airy family bathroom comprising of a white three piece suite with low flush WC, wash hand basin and panelled bath with electric shower over, splash back tiles to walls for easy clean, built storage shelves, heated towel rail and uPVC frosted window to the rear.

## Exterior

To the front of the property is a well maintained paved driveway providing security and off road parking leading up to the side of the property and giving access to the garage, a decorative planted

Tel: 01709 894440

area is to the side of this with established, trees, shrubs, and flowers to the boarder adding further privacy and a splash of colour.

To the rear of the property is a large enclosed vast garden, mainly laid to lawn and comes in sections one with large patio area perfect for seating in the summer months, a pond in place adding that extra wow factor and another area having wooden shed to provide further storage, access to the garage can be granted from a side door within the garden.

### Garage

Concrete built with access via up and over door, ideal storage space for this family home with lighting and power in place.



## Road Map



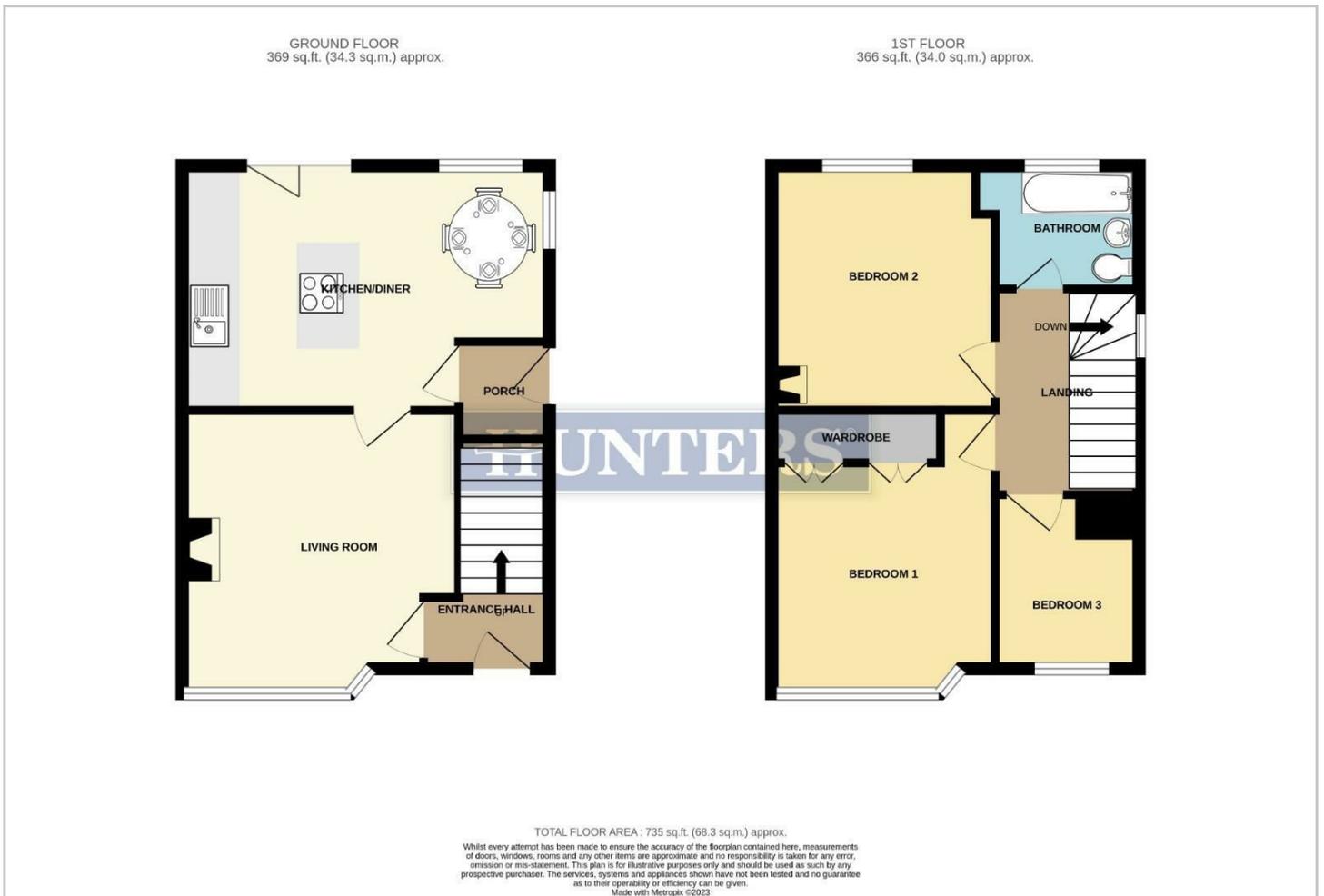
## Hybrid Map



## Terrain Map



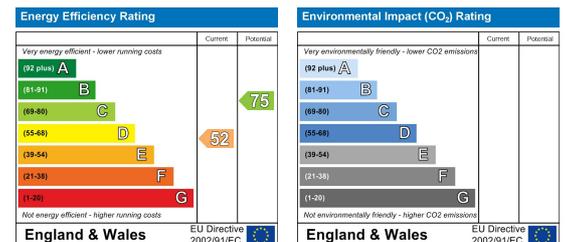
## Floor Plan



## 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.

## Energy Efficiency Graph



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.