



£110,000 OIRO

Garden Street, Wath-upon-Deerne, Rotherham

Terraced House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- A Stunning Stone Fronted Terrace Property
- Fabulous First Time Buyer Property
- Accomodation Over Three Floors
- Three Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Cellar
- Enclosed Rear Garden
- VIEWING ADVISED...NO ONWARD CHAIN...!

## Property Description

NEST OR INVEST, IT'S A REAL TREAT...THIS WILL SELL QUICK ON GARDEN STREET...!

Uflit would like to welcome to the market this FABULOUS stone fronted three-bedroom property tastefully blending into the popular area of West Melton.

## Main Particulars

NEST OR INVEST, IT'S A REAL TREAT...THIS WILL SELL QUICK ON GARDEN STREET...!

Uflit would like to welcome to the market this FABULOUS stone fronted three-bedroom property tastefully blending into the popular area of West Melton. This deceptively spacious property boasts a lounge, a large breakfast kitchen and a useful rear porch/utility and cellar. To the first-floor two bedrooms and a family bathroom with a third bedroom accommodating the second floor. To the outside an attractive frontage with road side parking and to the rear an enclosed garden ideal for family entertaining. Located in the heart of West Melton close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder then look no further we've found the perfect house for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Garden details: Private Garden

**Lounge** w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

Entering through a glazed upvc door with overhead sky light to a spacious lounge with a front facing upvc window allowing an abundance of light to flow through whilst a radiator adds warmth. Carpeted flooring and a door opens to carpeted stairs with a further door leading to the breakfast kitchen.

**Breakfast kitchen** w: 3.8m x l: 4m (w: 12' 6" x l: 13' 1")

Comprising of a range of wall and base units with complimentary worksurface areas. Appliances tastefully adopt the chimney recess to include a built-in electric oven, five burner gas hob and plumbing for further utilities. A rear facing upvc window again illuminates and a glazed upvc door opens to the rear porch/ utility, vinyl flooring compliments, a radiator adds warmth and a further door to the cellar.

**Rear Porch** w: 1.9m x l: 1.4m (w: 6' 3" x l: 4' 7")

With further tiled worksurface areas and plumbing for further utilities, tiled flooring and a glazed upvc door with further upvc glazed windows onto the rear garden.

**Cellar** w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

Creating additional storage.

**FIRST FLOOR:**

A carpeted landing with spindled banister, doors giving access to two bedrooms, family bathroom, radiator and carpeted stairs to the master bedroom.

**Bedroom 2** w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

A double bedroom with carpeted flooring, radiator, front facing upvc window and a door to an over stairs storage cupboard.

**Bedroom 3** w: 2.3m x l: 3.1m (w: 7' 7" x l: 10' 2")

An ample sized third bedroom with carpeted flooring, radiator and a rear facing upvc window.

**Family Bathroom** w: 1.5m x l: 3.1m (w: 4' 11" x l: 10' 2")

A modern family bathroom comprising of a panelled bath with overhead mixer tap shower, tiled back panels with feature borders, wash hand basin and a low level wc. Vinyl flooring ,radiator, spot lighting and a rear facing upvc window.

## **SECOND FLOOR:**

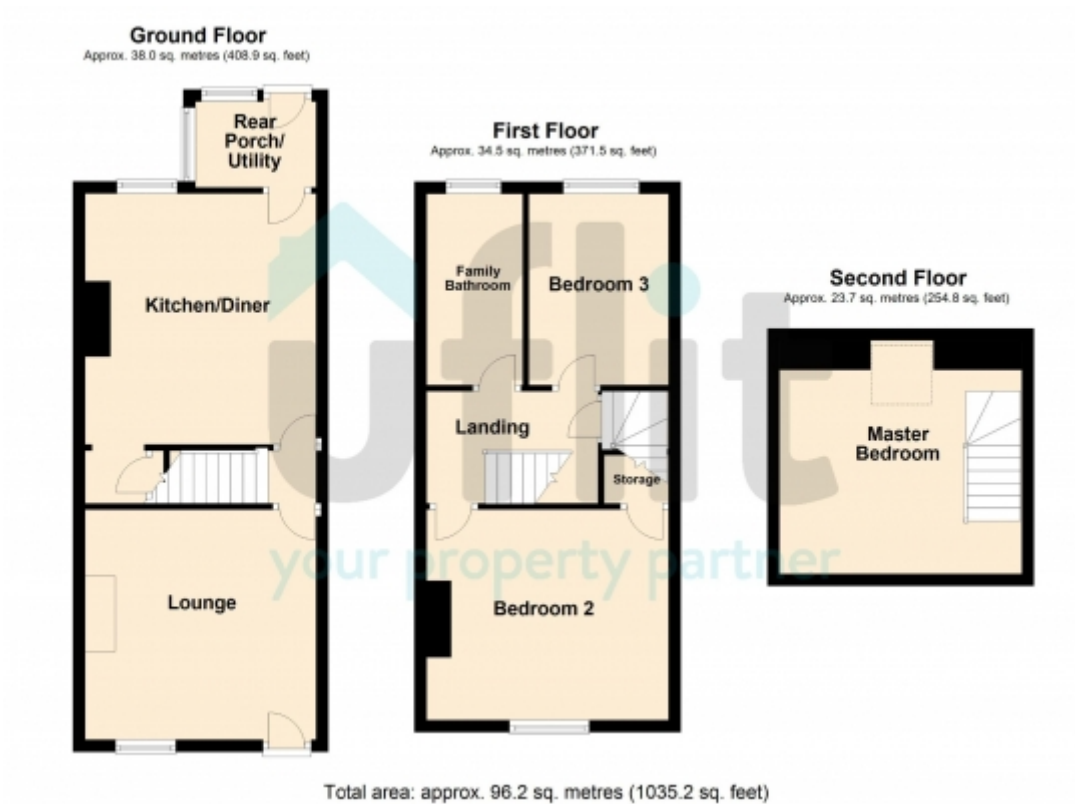
**Master bedroom** w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

Commanding the second floor with an open spindled banister creating a parapet to the landing with carpeted flooring . An arch creates a feature, radiator and a Velux window.

## **Outside**

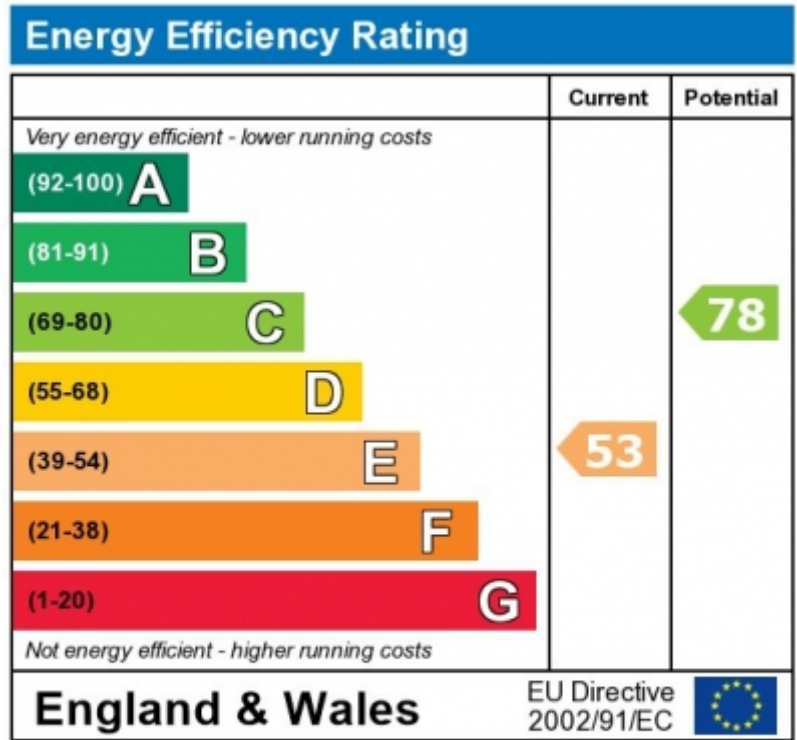
An attractive stone frontage with ample road side parking. To the rear a an enclosed garden predominantly paved with rear gated access.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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