



£190,000 OIRO

Chapel Street, Wath-upon-Dearne, Rotherham

End of Terrace | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Tastefully Appointed Throughout
- Breakfast Kitchen
- Lounge with Seperate Family and Additional Snug
- Beautiful Shower Room
- Benefitting from a Downstairs Shower Room & Utility Area
- Enclosed Landscaped Rear Garden
- Driveway Providing Ample Off-Road Parking
- Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

SIGNIFICANTLY EXTENDED, IT'S A REAL TREAT...ON THE QUIET AND DESIRABLE CHAPEL STREET...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, tastefully appointed throughout.

Main Particulars

SIGNIFICANTLY EXTENDED, IT'S A REAL TREAT...ON THE QUIET AND DESIRABLE CHAPEL STREET...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, tastefully appointed throughout. The property boasts a cloakroom entrance, fitted kitchen, spacious lounge leading to the extended family room which in turn leads to a conservatory. A further additional snug, utility area and a downstairs shower room. To the first-floor three ample double bedrooms and a stunning family shower room benefitting from both bath and separate shower. The property commands a fabulous position with a patterned concrete driveway providing ample off-road parking. A stunning landscaped side and rear garden adds to the desirability of this property. Located in a quiet and desirable area of Wath close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds and an alarm system. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Cloakroom Entrance w: 0.9m x l: 1.2m (w: 2' 11" x l: 3' 11")

A glazed upvc door invites you into a cosy cloakroom, tiled flooring seamlessly flows through to the kitchen entered through a solid wood door.

Kitchen w: 3m x l: 3.6m (w: 9' 10" x l: 11' 10")

A solid wood fitted kitchen comprising of a range of wall and base units with complimentary granite worksurface areas, counter top ceramic sink and tiled back panels. Appliances to include a built-in oven with microwave above, electric hob, extractor fan and a range of white goods. A front facing upvc window allows light, a glazed solid wood door to the lounge, opening to the utility area and a radiator.

Utility w: 2.3m x l: 1.3m (w: 7' 7" x l: 4' 3")

With a continuation of the tiled flooring and plumbing for further utilities, spot lighting, a side facing upvc window and doors to a storage cupboard and further doors to the shower room and snug.

Shower Room w: 2.3m x l: 1.1m (w: 7' 7" x l: 3' 7")

A fabulous addition to the property creating a wet room with shower area, wash hand basin and a low level wc, fully tiled, spot lighting and a side facing upvc window.

Snug

w: 2.3m x l: 2.4m (w: 7' 7" x l: 7' 10")

A cosy snug with carpeted flooring radiator and a front facing upvc window.

Lounge w: 5.5m x l: 3.9m (w: 18' 1" x l: 12' 10")

A spacious beautifully presented living area with carpeted spindled stairs to the first-floor, two radiators create warmth and carpet flows through to the snug which is entered through a glazed solid wood door.

Family Room w: 2.4m x l: 3.7m (w: 7' 10" x l: 12' 2")

A fabulous addition to the property with a continuation of the carpeted flooring, radiator and glazed upvc doors to the garden and conservatory.

Conservatory w: 2.8m x l: 2.7m (w: 9' 2" x l: 8' 10")

A further addition to the property with tiled flooring and a further glazed upvc door opening onto the rear garden.

Landing

A carpeted landing with side facing upvc window and doors giving access to three bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.3m x l: 3.6m (w: 10' 10" x l: 11' 10")

A double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3.3m x l: 3.6m (w: 10' 10" x l: 11' 10")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.4m x l: 6.4m (w: 7' 10" x l: 21')

A third double bedroom adopting the rear extension with carpeted flooring, radiator and a side facing upvc window.

Family Shower Room w: 2.1m x l: 1.8m (w: 6' 11" x l: 5' 11")

A beautifully presented shower room benefitting from a walk-in shower, a vanity unit housing both wash hand basin and low level wc. Fully tiled with decorative panelled ceiling and a front facing upvc window.

Outside

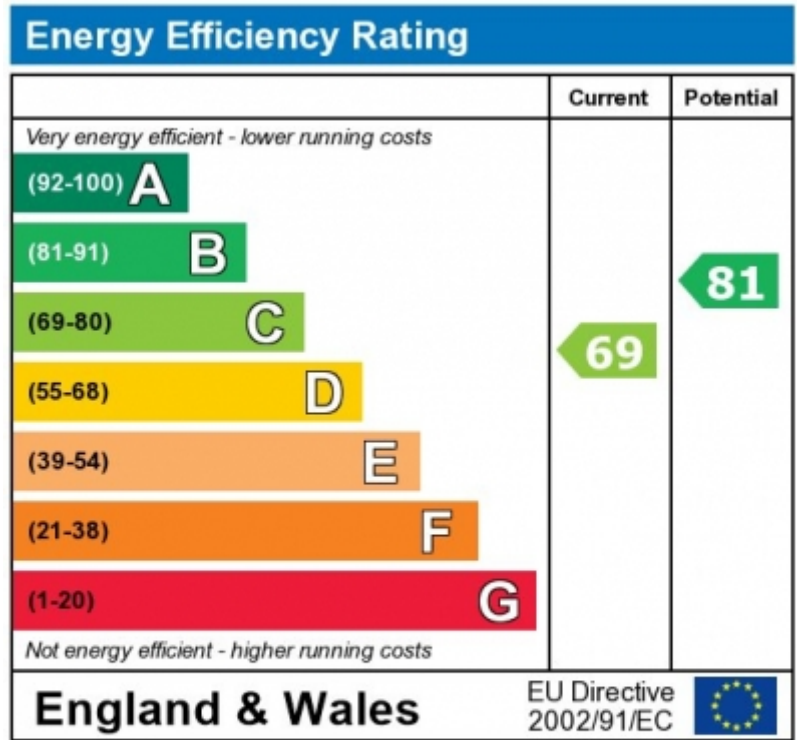
The property has an open aspect frontage with a patterned concrete driveway providing off-road parking. To the side gated access to the rear where a landscaped garden awaits where a paved patio wraps around the property leading to a lawned garden with manicured borders and a garden shed, all privately enclosed.





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 © 2025 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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