



31 Cadman Street, Wath-Upon-Dearne, Rotherham, S63 7DP

Asking Price £170,000

Offering exemplary standards within, having undergone a full course of renovation is this completely modernised and spacious THREE BEDROOM property. Benefiting from a double rear story extension, the internal decoration is immaculate supported by new kitchen and bathroom suites. An early inspection is thoroughly recommended to appreciate the standards on offer.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terraced

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

Bright and welcoming entrance with a front facing UPVC entrance door and central heating radiator. Leading to the lounge, extended open-plan kitchen dining room and accessing the stairs rising to the first floor accommodation.

Lounge 14'2" x 12'4" (4.34 x 3.78)



Generous living room benefiting from front facing upvc bay window enjoying plenty of natural light, tall ceilings and central heating radiator.

Dining Room 17'5" x 12'0" (5.31 x 3.68)



Spacious dual aspect reception room with access to the cellar, central heating radiator and upvc glazing, featuring views of wooded parkland and the rear garden. With opening to the kitchen area comprising feature breakfast bar, this room is also an ideal space for entertaining.

Kitchen 11'8" x 8'1" (3.56 x 2.47)



This impressive open plan kitchen with peninsula is fitted with a modern range of wall base and draw units, complete with induction hob, with oven below and extractor above and integrated dishwasher.

Space and plumbing is also provided for an automatic washing machine. the room hosts a led floor covering, side facing upvc entrance door to the garden and rear facing upvc window.

Principal Bedroom 16'3" x 12'3" (4.97 x 3.74)



Bright and airy room with front facing upvc window, central heating radiator and walk in storage cupboard.

Bedroom Two 8'5" x 9'4" (2.57 x 2.85)



Double room with side facing upvc window overlooking parkland, central heating radiator and walk in storage/wardrobe area.

Bedroom Three 5'4" x 12'1" (1.63 x 3.70)



A comfortable single bedroom with rear garden facing upvc window and central heating radiator.

Bathroom 8'6" x 10'1" (2.61 x 3.08)



Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating towel rail and opaque double glazed window. The room also hosts the concealed new central heating boiler system and storage cupboard.

External



To the front of the property is a walled courtyard featuring block paving, with on road parking via Cadman Street

itself, whilst to the rear is a pleasant and private laid to lawn garden, with bordering mature trees.

Floor Plan

31 Cadman Street, Wath-Upon-Dearne,
ROTHERHAM, S63 7DP

Total floor area 139.0 sq.m. (1,496 sq.ft.) approx



Floor plans are for identification purposes only.
All measurements are approximate.

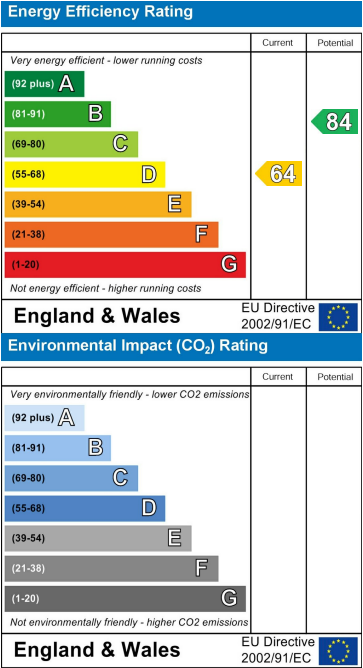
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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