



65 Avenue Road, Wath-Upon-Dearne, Rotherham, S63 7AG

**Asking Price £130,000**

Offered to the market in the popular location of Wath Upon Dearne, Rotherham is this well presented mid terrace property offering two reception rooms and three bedrooms with family bathroom. Viewings are highly recommended to appreciate what this property has to offer call Merryweathers today on 01226 730850.



## Property Introduction

Welcome to this charming terraced home, perfect for first-time buyers, families, or savvy investors. Set in a convenient location close to nearby schools, this property offers generous living space in good condition, ready for you to move straight in.

Inside, you'll find two welcoming reception rooms. The first reception room features a lovely log burner—ideal for cosy evenings spent with family or friends. There's a second reception room which provides a flexible space, perfect for dining, working from home, or relaxing in your own way.

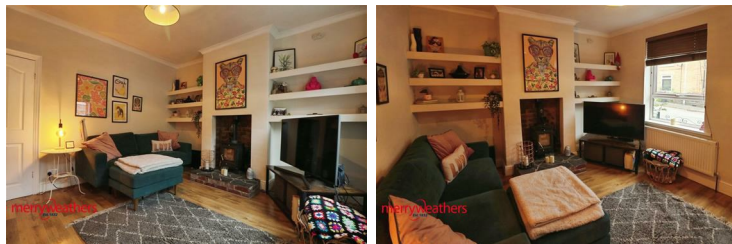
Upstairs, this home boasts three comfortable bedrooms. Bedroom one and bedroom two are both doubles, offering plenty of space for restful nights or accommodating guests. The third bedroom is a bright attic room, ideal as a child's room, home office or hobby space.

The bathroom is fitted with a modern four-piece suite, offering both a bath for relaxing soaks and a separate shower for those busy mornings.

This home holds an EPC rating of F and falls within council tax band A, making it both affordable and manageable. Whether you're looking to get onto the property ladder or seeking an investment opportunity, this house offers bags of potential.

Don't miss your chance to secure this delightful terraced property in a sought-after area. Give us a call today to book your viewing and start the next chapter in your new home!

## Lounge 12'3" x 12'3" (3.75 x 3.75)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the log burner stove.

## Dining Room 12'4" x 12'3" (3.76 x 3.75)



With a rear facing UPVC window, central heating, decorative coving to the ceiling and the focal point of the room being the decorative fireplace. The dining room also provides access to the cellar.

## Kitchen 9'8" x 7'8" (2.96 x 2.34)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and dishwasher, the kitchen also offer an electric oven with gas hob above.

## Bedroom One 15'5" x 13'9" reducing to 9'2" (4.72 x 4.20 reducing to 2.80)



With two front facing UPVC windows, central heating radiator and decorative coving to the ceiling.



### Bedroom Two 7'10" x 12'4" (2.40 x 3.77)



With a rear facing UPVC window, central heating radiator and built in storage cupboard.

### Attic Room 13'1" x 16'0" (3.99 x 4.90)



With a rear facing Velux window and central heating radiator.

### Bathroom 9'10" x 7'10" (3.00 x 2.40)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator, opaque double glazed window and built in storage cupboard which houses the boiler.

### Front Elevation



To the front of the property is a small courtyard style garden surrounded by a stone built wall and iron gate.

### Rear Elevation



To the rear of the property is a enclosed garden featuring a patio area with summer house.

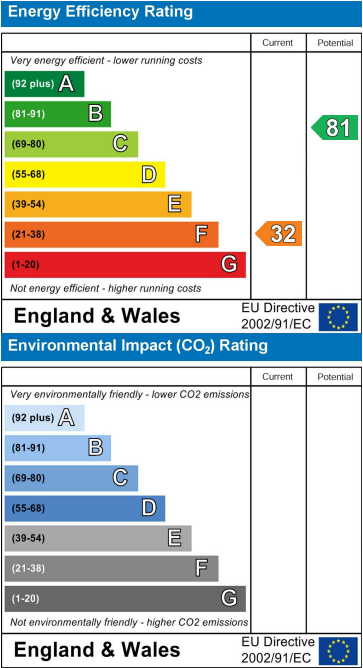
Floor Plan



Area Map



Energy Efficiency Graph



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