



1 Tolson Walk, Wath-Up-on-Dearne, Rotherham, S63 7EG

Offers In The Region Of £220,000

Offered to the market is this splendid town house ideal for the larger family, offering five bedrooms, two en suites, house bathroom, two reception rooms and an additional home office. The property benefits from a good size rear garden and detached garage.

The property is a great location for commuters and has local amenities just a short walk away.

Call Barnsley Merryweathers today to arrange your viewing on 01226 730850.

Property Introduction

For sale is a splendid town house that characterises the perfect family home. This property offers a generous amount of space with five bedrooms, bathroom, two en suites, two reception rooms, and a single kitchen.

The master bedroom is a true delight, offering a walk-in closet/ en-suite bathroom. It is remarkably spacious, further adding to its appeal. Bedroom two is also a double room furnished with built-in wardrobes and an en-suite bathroom. The natural light further elevates the allure of this room. Bedrooms three and four are also designed as double rooms, with the third featuring built-in wardrobes and an en-suite bathroom. The fifth bedroom is a cosy single room that perfectly sums up the comfortable living arrangement this property offers.

The kitchen is equipped with modern appliances and offers a dining space that can cater to family meal times. The first reception room overlooks the garden and features a Juliet balcony, offering a serene view that perfectly complements your relaxation time.

This property is located in a quiet neighbourhood, surrounded by local amenities and walking routes, which will make your living experience more enjoyable. This town house is ideal for families who appreciate a balance of comfort and convenience.

In conclusion, this property provides a perfect opportunity for families to enjoy spacious and modern living in a desirable location. Don't miss out on this fantastic opportunity to make this town house your new family home.

Entrance Hall

with a front facing UPVC door, central heating radiator and stairs raising to the first floor accommodation.

Kitchen 16'4" x 15'2" (5.00 x 4.63)



Located on the ground floor with the rear facing UPVC sliding doors to the garden. 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 central heating radiator.

Dining Room 12'0" x 9'0" (3.66 x 2.75)



With a front facing UPVC window and central heating radiator.

Down Stairs WC 3'1" x 8'0" (0.94 x 2.44)

With a two piece suite comprising of a low flush WC and pedestal hand wash basin.

Lounge 15'5" x 12'1" (4.72 x 3.69)



With rear facing UPVC French doors to the Juliette balcony and two central heating radiators.

Family Bathroom 5'5" x 8'0" (1.67 x 2.45)



With a three piece suite comprising of a bath with shower above, pedestal hand wash, low flush WC and central heating radiator.

Office 6'9" x 6'7" (2.07 x 2.03)

With a front facing UPVC window and central heating radiator.

Master Bedroom 15'3" x 16'0" (4.65 x 4.90)



With a large front facing UPVC window allowing lots of natural light, two central heating radiator and comprehensive fitted wardrobes.

En Suite 12'1" x 14'7" (3.69 x 4.47)



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator, opaque double glazed window and a range of fitted wardrobes.

Bedroom Two 11'4" x 13'1" (3.47 x 4.00)



With a front facing UPVC window, central heating radiators and comprehensive fitted wardrobes. The room also benefits from a Jack and Jill en suite shared with bedroom three.

Jack and Jill En Suite 8'5" x 4'7" (2.57 x 1.40)

With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator.

Bedroom Three 8'5" x 11'10" (2.57 x 3.61)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The room also benefits from a Jack and Jill en suite shared with bedroom two.

Bedroom Four 8'1" x 10'2" (2.47 x 3.12)



With a front facing UPVC window and central heating radiator.

Bedroom Five 8'9" x 6'6" (2.67 x 2.00)



With a rear facing UPVC window and central heating radiator.

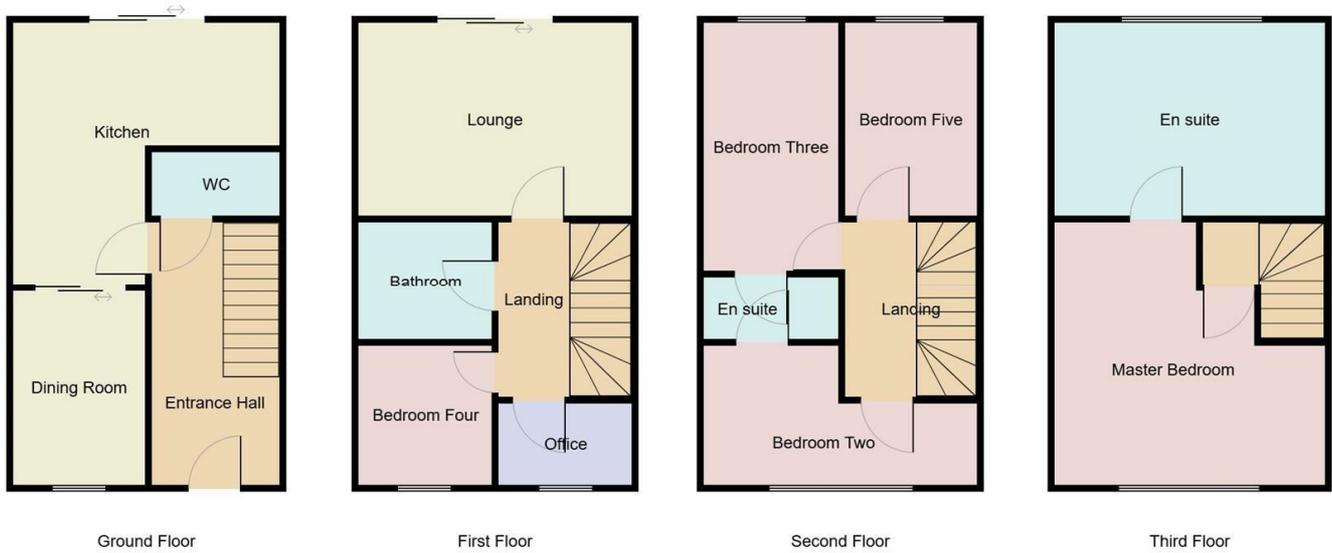
External



To the front of the property is a small open gravelled garden.

To the rear of the property is a medium sized garden with garage and patio area.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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