



26 Holly Grove, Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 7PJ

**£230,000**

EXTENSIVE LIVING ACCOMMODATION WITHIN THIS GENEROUSLY SIZED PLOT. Viewing is recommended within is this two bedroom plus attic room bedroom detached bungalow set within this much sought after location. The property is offered with gas central heating, double glazed windows and burglar alarm system with a driveway leading to the single detached garage. The property also enjoys a conservatory overlooking the generously proportioned lawned gardens to the rear.



### Directions

If travelling from out Mexborough office, travel through Swinton up Racecourse Road turning right onto Sandygate. Turn Right onto Chest Avenue and left onto Holly Grove where the property stands on the right.

### Area

The property is well served by public transport and would provide reasonable access to shopping facilities within Wath-upon-Deerne as well as the local Retail Park at Cortonwood. The Deerne Valley Parkway gives access to the regional motorway network and the property is ideally placed for local schools.

### Entrance Porchway

With front facing composite door giving access

### Reception Hallway

With central heating radiator this spacious hallway gives access to the accommodation including a spiral staircase to the Attic room.

### Sitting Room 17'2" x 16'5" (5.25m x 5.02m)



(Measurements at Best L shaped Room) This superb reception room enjoys a dual aspect with rear facing upvc sliding patio doors and side facing upvc windows. With two central heating radiators the focal point of the room is the decorative fireplace with living flame gas fire.

### Conservatory 7'2" x 12'11" (2.19m x 3.96m)



Built upon a brick base with upvc double glazing to three sides with a tiled floor covering.

### Kitchen 11'10" x 11'1" (3.63m x 3.38m)



Set beneath the rear facing upvc window and incorporated in to the roll edge work surface is a drainer sink unit and mixer tap. Fitted with a comprehensive range of wall base and drawer units, with gas cooker point, space and plumbing for an automatic washing machine and breakfast bar. With rear facing entrance door entering the conservatory and central heating radiator.

### Master Bedroom 21'6" x 12'0" (6.57m x 3.66m)

With a front facing upvc window, central heating radiator and comprehensive range of fitted wardrobes

### Bedroom Two 11'11" x 9'11" (3.64m x 3.03m)

With a front facing upvc window and central heating radiator, this room is currently dressed as a dining room.

### Bathroom



This well presented bathroom hosts a four piece suite comprising of a panelled bath with bi-fold shower screen, low flush WC, pedestal hand wash basin and bidet. Being fully tiled to the floor and walls, there is a side facing upvc opaque window and central heating radiator.

### Attic Room 12'5" x 22'0" (3.79m x 6.71m)



This superb occasional space is accessed via the spiral staircase and is would provide a fantastic master suite

subject to the necessary building regulations being granted. With front facing upvc windows there is a door leading to further storage space which hosts the central heated boiler system.

### **Garage**

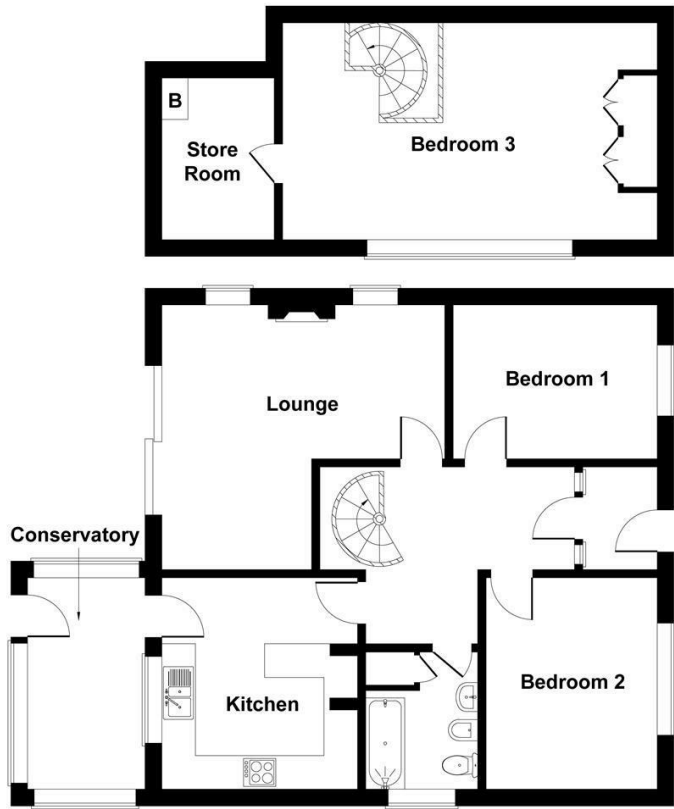
The detached garage hosts an electrically operated up and over door, inspection pit and two further storage areas with power and lighting.

### **Gardens**



To the front of the property are immaculately maintained lawned gardens with extensive off road parking provided by the block paved driveway. To the rear is a continuation of the block paving with further lawned gardens and garden shed

Floor Plan



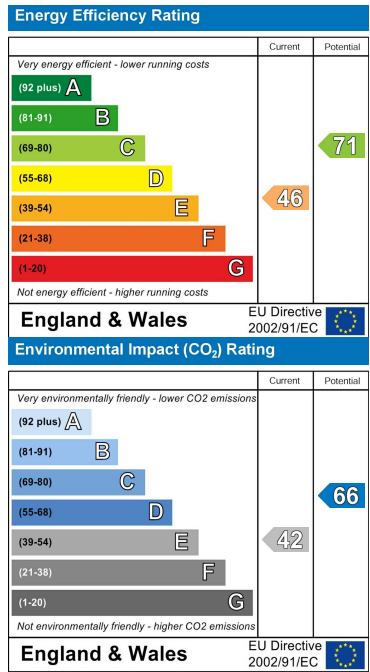
Plan for reference only to location of rooms and property layout.  
For detailed measurements, please refer to the property's sales particulars.

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

Energy Efficiency Graph



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