



90 Stables Way, Wath-Upon-Dearne, Rotherham, S63 7DJ

Asking Price £200,000

This stunning modern Four / Five bedroom house located in a highly sought-after residential development, offers flexible living accommodation for the family purchaser. With a newly refitted high specification kitchen, the property is nearby to the amenities both within Wath upon Dearne and Manvers lake. With four double bedrooms, the master enjoying an en suite facility and early viewing is highly recommended.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne 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.

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.

Material Information

Council Tax Band - C
Tenure - Freehold
Property Type - Mid Town House
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 - Driveway

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



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



With a low flush WC, central heating radiator and wash hand basin

Utility Space



Originally part of the garage, this area hosts wall and base units, with space and plumbing for an automatic washing machine.

Dining Kitchen 10'5" x 15'1" (3.20m x 4.62m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with separate eye level double Neff ovens. There are integrated items to include a fridge and freezer, and fitted island breakfast bar. There are rear facing upvc french doors over looking the rear garden with ample space for a dining table.

Lounge 11'3" x 15'1" (3.45m x 4.62m)



Superb family space with rear facing upvc window and central heating radiator.

Bedroom Two 10'7" x 8'7" (3.25m x 2.64m)



A front facing bedroom, which comprises of a UPVC double glazed window to the front and a central heating radiator.

Bedroom Five / Office 6'2" x 6'11" (1.88m x 2.11m)



Presented with a central heating radiator and a UPVC double glazed window to the front.

Bathroom



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 radiator and attractive tiling.

Second Floor Landing

Presented with a central heating radiator, a useful storage cupboard and also having access to the loft.

Principal Bedroom 15'1" x 11'8" (4.62m x 3.56m)



A front facing bedroom, which comprises of a UPVC double glazed window to the front, a central heating radiator and a door leading through to the en-suite.

En Suite

With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC

Bedroom Three 8'0" x 11'5" (2.46m x 3.48m)



A rear facing bedroom, which has a central heating radiator and a UPVC double glazed window to the rear

Bedroom Four 8'2" x 6'9" (2.51m x 2.06m)



Presented with a central heating radiator and a UPVC double glazed window to the rear.

Garage

This has been reduced and partitioned, ideal for storage.

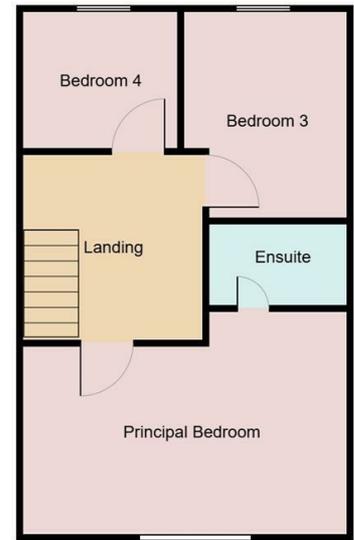
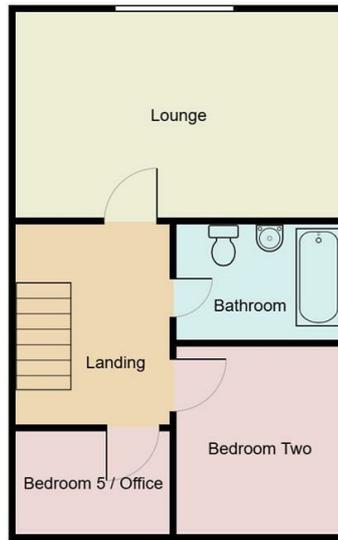
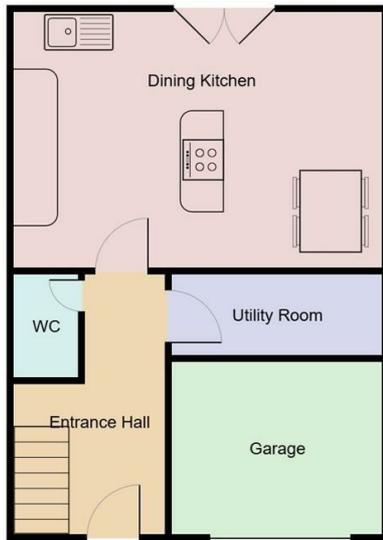
External



To the front of the property is a low maintenance driveway which leads up to the integral garage - both perfect for off street vehicle parking, with electrical vehicle charger point.

To the rear is a low maintenance garden which benefits from an artificial lawn and a decked patio/ seating area. A lovely outside space which is perfect for guest & family entertainment.

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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