



13 Hooper Street

Wath-Upon-Dearne, Rotherham, S63 6AX

Offers Around £90,000



NEST OR INVEST!!!

Situated in the sought-after town of Wath upon Dearne, this well-presented two-bedroom terrace home is perfect for first-time buyers or investors. Offering comfortable living with a kitchen-diner and a rear garden, this property provides great potential in a convenient location. Wath upon Dearne is a vibrant town with a mix of modern conveniences and historic charm. It boasts excellent transport links, great local amenities, and a strong sense of community, making it an ideal place to live or invest. This fantastic home is a great opportunity for buyers looking to step onto the property ladder or for investors seeking a solid rental opportunity.

Don't miss out – book your viewing today!



Lounge

A good-sized lounge with a front aspect, offering a bright and welcoming living space. The room features a wood-finished fire surround with a stylish brass-finished coal-effect gas fire, adding warmth and character to the space.

Kitchen/Diner

A spacious kitchen/diner featuring wood-finished wall and base units, complemented by an electric oven, gas hob, and a built-in extractor fan. The room offers ample space for a fridge freezer and includes a convenient storage cupboard. With a rear-aspect window and an external door leading to the garden, this space is bright, functional, and perfect for dining and entertaining.

Landing

Provides access to the loft.

Master Bedroom

A spacious and neutrally decorated master bedroom with a front aspect, allowing plenty of natural light to fill the room. The room benefits from a built-in cupboard, providing convenient storage while maximizing space.

Bedroom Two

A neutrally decorated second bedroom with a rear aspect, offering a bright and peaceful space. Perfect as a bedroom, home office, or guest room.

Bathroom

A well-appointed bathroom with a rear aspect, featuring part-tiled walls with a decorative border. The suite includes a bath with an electric shower and a glass shower screen, a pedestal wash hand basin, and a low-flush WC. A chrome-finished heated towel rail adds a modern touch and extra comfort.

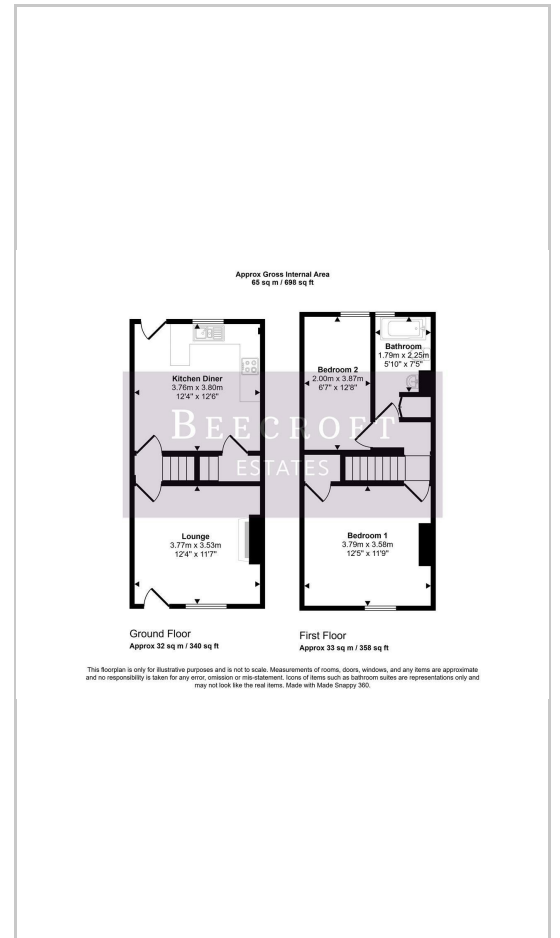
Exterior

To the rear is a garden featuring a flagged patio, perfect for outdoor seating and entertaining, along with an area laid to lawn, providing a versatile outdoor space.

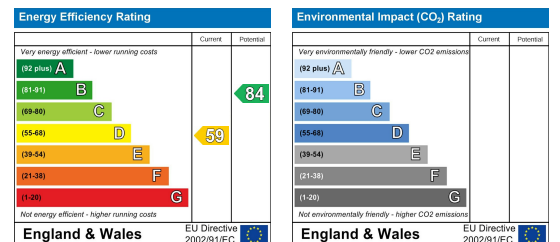
Area Map



Floor Plans



Energy Efficiency Graph



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