



## 41 Carnley Street

Wath-Upon-Dearne, Rotherham, S63 6AY

Offers Over £135,000



Beautiful Terrace Home with Stunning Rear Views

This charming and beautifully presented terrace home offers the perfect combination of comfort, style, and practicality. Boasting off-road parking and a garage to the rear with an automatic door and newly fitted motor, the property also benefits from a lovely private garden, ideal for relaxing or entertaining, and enjoys breathtaking views across the rear.

Conveniently located close to local amenities and excellent transport links, this home provides easy access to daily essentials, schools, and commuting routes, making it an ideal choice for modern living.

Internally, the home has been recently modernised throughout, including a newly fitted bathroom and a new combi boiler, and is presented to a high standard. The spacious accommodation includes:

A welcoming front lounge with a double glazed window, wooden flooring, radiator, and TV aerial point



## GROUND FLOOR

### LOUNGE

This stylish lounge features a front-facing double glazed window, allowing plenty of natural light to fill the space. Finished with wooden flooring, feature fire with surround, a radiator, and a TV aerial point, it offers both comfort and practicality—ideal for relaxing or entertaining.

### DINING KITCHEN

A generously sized dining kitchen featuring a range of fitted wall and base units with complementary worktop surfaces incorporating a sink with mixer tap. There is space for a range cooker, plumbing for a washing machine, and room for a fridge/freezer. A rear-facing double glazed window offers stunning views to the rear, while a radiator and ample space for a dining table complete this practical and inviting space—perfect for both everyday living and entertaining.

## FIRST FLOOR

### BEDROOM ONE

A bright and spacious bedroom featuring a double glazed window, radiator, and ample space for bedroom furniture. Well-proportioned and neutrally decorated, this room offers a comfortable and versatile space.

### BEDROOM TWO

A well-proportioned second bedroom featuring fitted storage, a rear-facing double glazed window with lovely views, and a radiator. Ideal as a guest room, home office, or children's bedroom.

### BATHROOM

Fitted with a contemporary three-piece suite comprising a bath with shower over, WC, and wash hand basin. A window with obscure glazing provides natural light and privacy, while a radiator ensures comfort.

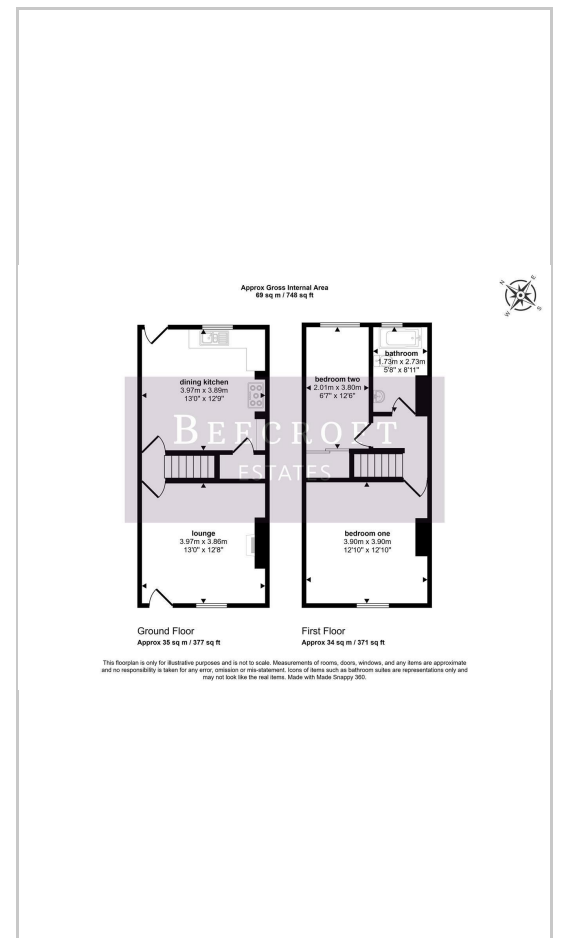
### OUTSIDE

To the front of the property is a small, low-maintenance yard area, ideal for pots or decorative plants. To the rear, there is a garage and off-road parking, along with a well-maintained garden that is mainly laid to lawn, featuring mature shrubs and planted borders, offering a pleasant and private outdoor space.

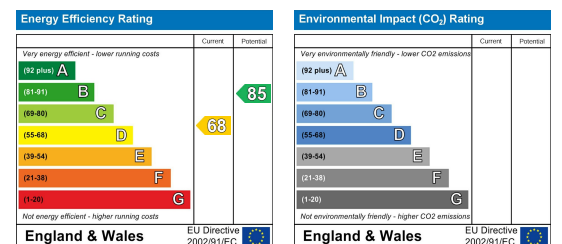
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftestates.co.uk](mailto:info@beecroftestates.co.uk) [www.beecroftestates.co.uk](http://www.beecroftestates.co.uk)