



BEECROFT
ESTATES

39 Cutts Avenue

Wath-Upon-Dearne, Rotherham, S63 6JH

Price Guide £155,000



Nestled in the sought-after area of Wath upon Dearne, this charming three-bedroom semi-detached home offers an ideal living space for families. Conveniently located near local amenities, reputable schools, and excellent transport links, the property ensures ease of access to everything you need.

The home features a spacious layout throughout, perfect for comfortable living. The front driveway provides ample off-road parking, a practical benefit for households with multiple vehicles. Additionally, the property boasts a larger-than-average enclosed rear garden, ideal for outdoor activities and relaxation.

With its generous living spaces and prime location, this property presents a wonderful opportunity for those seeking a blend of convenience and comfort.



GROUND FLOOR

ENTRANCE HALL

Having stairs rising to the first floor landing and radiator.

LOUNGE

A front facing reception room having a feature fire with surround, double doors lead to the dining room, tv aerial point and radiator.

DINING ROOM

A rear facing reception room with radiator.

KITCHEN

A galley kitchen with a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated appliances include the double oven with gas hob, washing machine, fridge and dishwasher. There is a side facing double glazed window, radiator and handy pantry.

FIRST FLOOR

BEDROOM ONE

A front facing double bedroom having fitted wardrobes and radiator.

BEDROOM TWO

A further double bedroom with a rear facing double glazed window and radiator.

BEDROOM THREE

A good size third bedroom with double glazed window, radiator and fitted storage.

BATHROOM

A three piece suite comprising bath with shower over, wc and wash hand basin, radiator and double glazed window with obscure glazing. Fitted storage cupboard which houses the combination boiler.

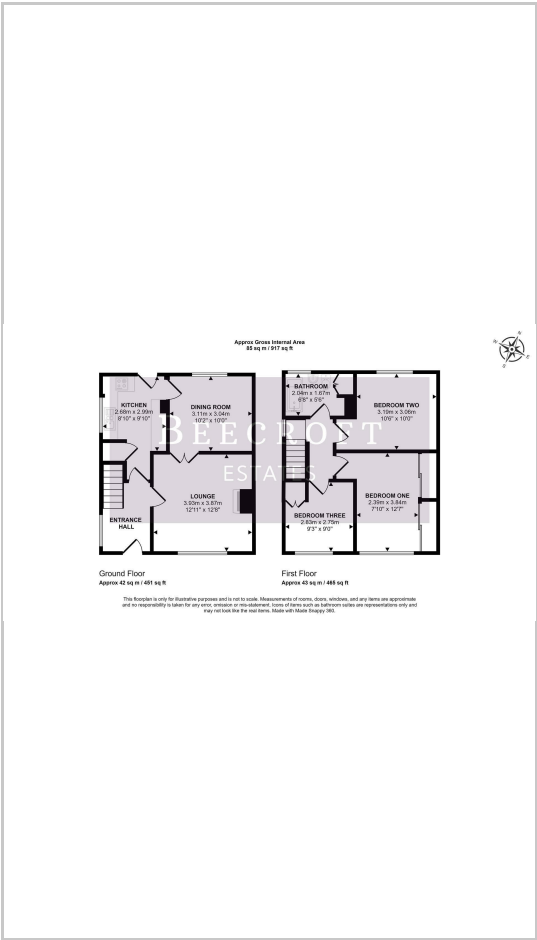
OUTSIDE

To the front is gated access to the brick paved driveway providing ample off-road parking, alongside this is a lawned area. The driveway leads to the gate which secures the enclosed rear garden. The generous rear garden consists of a patio and lawned area with garden storage shed and outbuildings providing additional storage options.

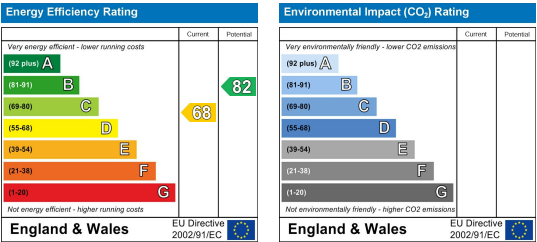
Area Map



Floor Plans



Energy Efficiency Graph



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