



Fircrest Way

Wath Upon Dearne, S63 7GL

Offers In The Region Of £270,000 -
£270,000



- FOUR BEDROOM THREE STORY SEMI DETACHED
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- GENEROUS DIMENSIONS THROUGHOUT
- DG / DG
- SOUGHT AFTER LOCATION ON MANVERS ESTATE
- ENCLOSED, WELL MAINTAINED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- ALARM
- EPC RATING C - COUNCIL TAX BAND C

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Guide price £260,000 - £270,000

Nestled in the sought-after Manvers Estate, this impressive four-bedroom semi-detached house on Fircrest Way offers a perfect blend of modern living and convenience. Spanning three stories, this property boasts generous dimensions throughout, providing ample space for families or those who enjoy entertaining.

As you enter, you will be greeted by a stylish interior featuring modern fixtures and fittings that enhance the overall appeal of the home. The property includes three well-appointed bathrooms, ensuring comfort and privacy for all residents.

Outside, the house benefits from off-road parking, with a drive leading to a garage, making it easy to accommodate vehicles. The enclosed rear garden is a delightful space, well-maintained and perfect for outdoor activities or simply enjoying a quiet moment in the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, the property offers excellent transport links, making it an ideal choice for commuters.

In summary, this four-bedroom semi-detached house on Fircrest Way is a fantastic opportunity for those seeking a modern family home in a vibrant community. With its spacious layout, convenient location, and attractive outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your new home.

ENTRANCE HALL

Via a composite door this leads directly into the roomy and modern entrance hall, with monochrome tile effect flooring, stairs rising to first floor landing, uPVC window to front, wall mounted radiator and doors leading to kitchen, WC and lounge/diner

LOUNGE/DINER

16'4" x 16'9" narrowing to 12'3" (4.98 x 5.11 narrowing to 3.73)

Bright and airy living space with uPVC window and French door opening to the garden not only filling this room with natural light but adding the feeling of space, making this the ideal spot to entertain, neutrally decorated with wall mounted radiator as well as aerial and telephone point in place.

KITCHEN

11'5" x 9'2" (3.48 x 2.79)

Modern and well designed fitted kitchen in cream having an array of wall and base units fitted providing storage, contrasting wood effect work surface over with stainless steel sink, drainer matching mixer tap, integrated electric oven and extractor fan over as well as free standing range cooker, washing machine and dish washer in place, neutrally decorated with splash back tiles, wall mounted radiator and uPVC window to the front elevation.

DOWNSTAIRS WC

3'0" x 6'1" (0.91 x 1.85)

Handy addition to any house hold this room comprises of low flush WC and wash hand basin with splash back tiles and wall mounted radiator.

LANDING

From landing all doors lead to bedroom three and four as well as a family bathroom and airing cupboard. Further stairs then rise to second floor.

BEDROOM THREE

16'3" x 10'11" (4.95 x 3.33)

Currently used as a second reception room but is a good sized double bedroom, neutrally decorated with two uPVC windows to the rear filling this room with natural light, wall mounted radiator and aerial point in place.

BEDROOM FOUR

9'6" x 11'5" (2.90 x 3.48)

Another double bedroom or ideal office space for home working, neutrally decorated with uPVC window to the front and wall mounted radiator.

FAMILY BATHROOM

9'5" x 5'6" narrowing to 2'11" (2.87 x 1.68 narrowing to 0.89)

Contemporary family bathroom with white three piece suite, comprising of low flush WC, vanity unit with built in wash hand basin and bath with shower over and glass shower screen in place, neutrally decorated with chequered style flooring and wall mounted radiator.

LANDING.

From landing doors lead to bedroom one and two. Handy storage cupboard to the side.

MASTER BEDROOM

16'3" x 12'5" narrowing to 11'9" (4.95 x 3.78 narrowing to 3.58)

Generously sized master bedroom with free standing wardrobes providing that storage we all crave, with added feature of a Juliet balcony letting in the natural light and giving a look out over the garden accessed via uPVC French style doors with further uPVC window, neutrally decorated with wall mounted radiator and door leading to en-suite.

ENSUITE SHOWER ROOM

7'7" x 4'3" (2.31 x 1.30)

On-trend en-suite comprising of glass shower unit with low flush WC and wash hand basin, neutrally decorated with easy to clean aqua panels to walls and finished with wall mounted radiator.

BEDROOM TWO

13'4" x 12'0" (4.06 x 3.66)

Another sizeable bedroom with the beautiful Juliet balcony to the front accessed via uPVC French doors with a further uPVC window filling the room with natural light, benefiting of free standing wardrobes and handy cupboard providing that storage a family needs with wall mounted radiator and neutral décor.

GARAGE

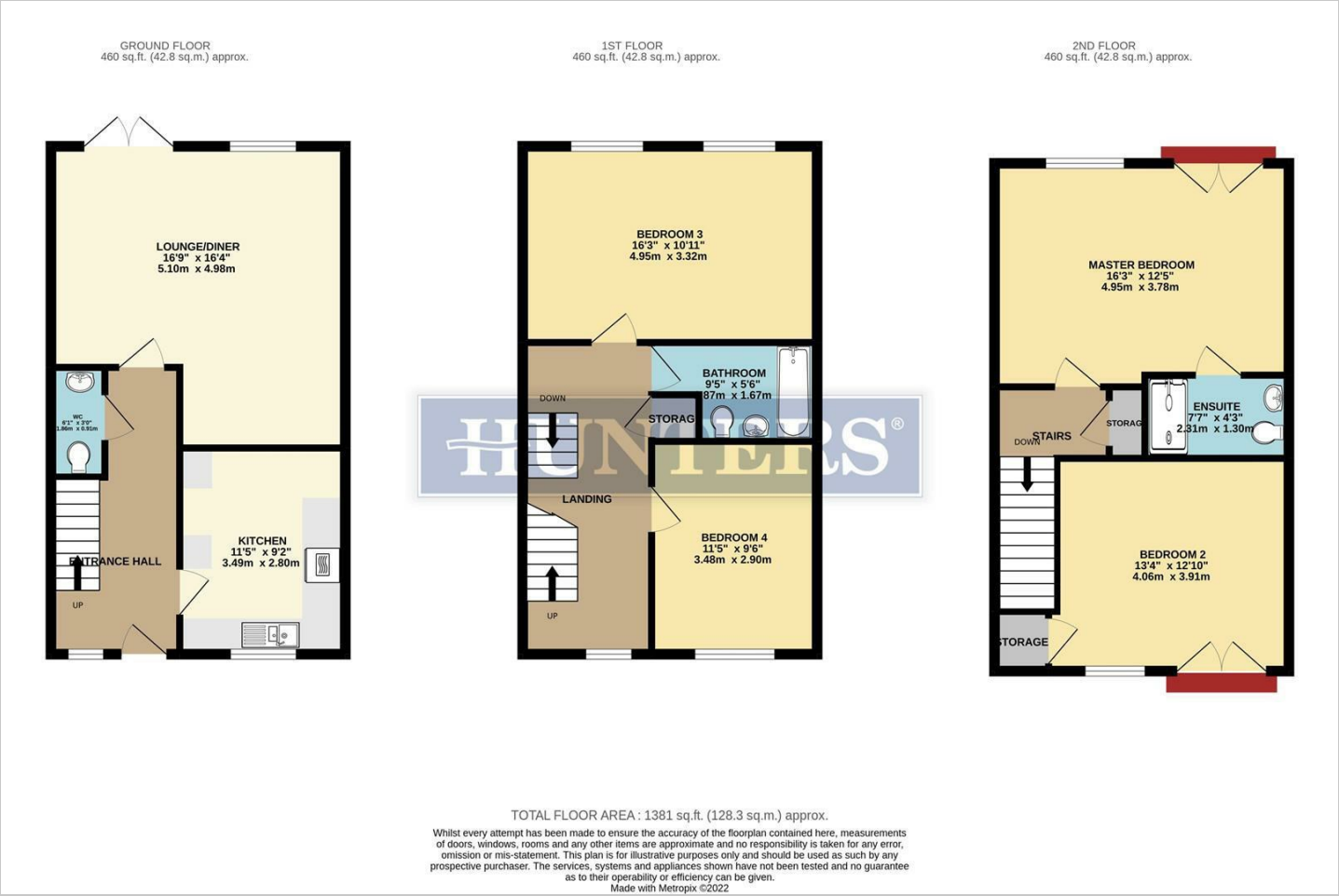
Attached garage with up and over door providing extra secure off road parking or storage if needed with lighting and power.

EXTERIOR

To the front of the property is a well maintained tar mac driveway leading to garage and a slabbed pathway leading to entrance door, small lawn area with established flowers and shrubs to borders adding a splash of colour.

To the rear is a fully enclosed and private garden mainly laid to lawn with a patio area ideal for seating and enjoying the summer months with established plants and shrubs to the borders not only adding to the privacy but adding to the beauty of this space, it really is a place the whole family can enjoy.

Floorplan

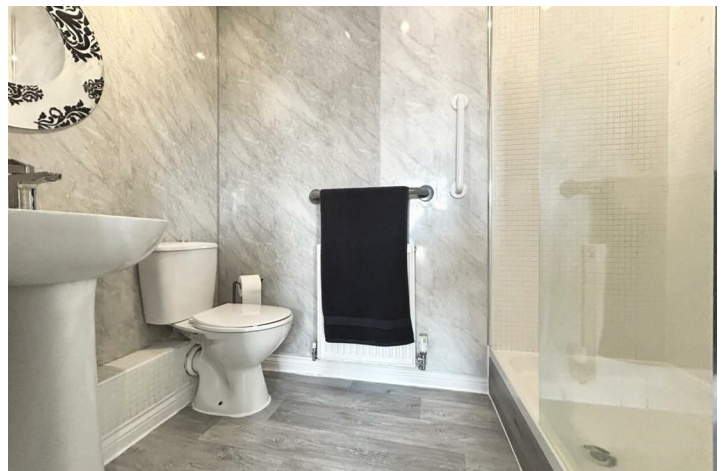
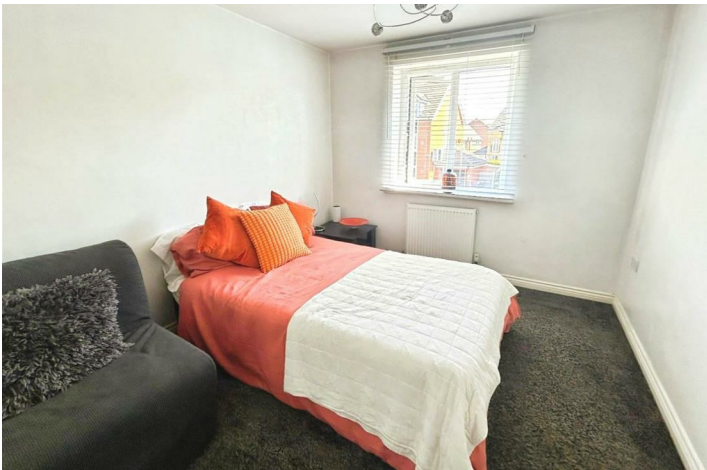


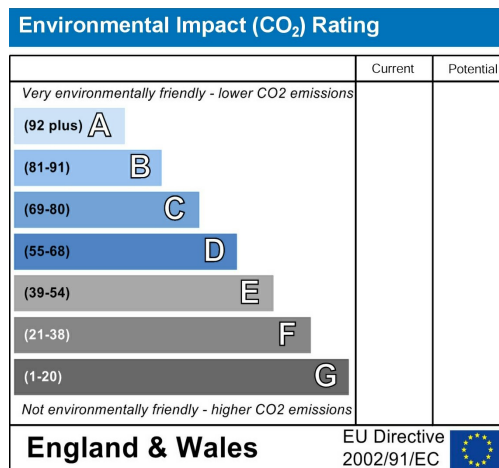
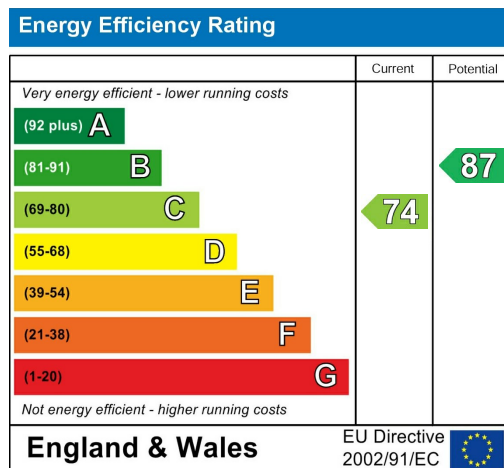
TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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