

FOR SALE



Moor Road, Wath Upon Dearne
Guide Price £260,000


MARTIN&CO



Moor Road, Wath Upon Dearne

4 Bedrooms, 2 Bathroom

Guide Price £260,000

- Semi detached
- Four bedrooms
- No chain
- Well appointed
- Off road parking

GUIDE PRICE £260,000 - £270,000. Set in a popular part of Wath Upon Dearne, this extended semi-detached home offers a generous amount of space and practicality for anyone wanting to be close to everyday essentials. With no onward chain, it's ready for a new owner to make use of its flexible layout and well-sized plot. Positioned on Moor Road, this is a location that has become increasingly desirable for its balance of access to open green space, like the nearby Wath Woods and Manvers Lake, while still being close to shops, schools, and transport routes. From the front, the property offers a large driveway with ample off-road parking. There is an entrance porch that opens into the main living area, currently arranged as a sizeable dining room. The layout here is simple and functional, with a feature fireplace creating a natural focal point, and a staircase set to one side leading up to the first floor. This space can easily be configured as a lounge or dining room, depending on what suits best.

One of the most appealing aspects of the property is the large kitchen, which has been fitted with a modern range of grey high-gloss units, giving it a clean and current feel. Integrated appliances include a dishwasher and washing machine, while the quartz worktops provide both durability and a touch of quality. The kitchen has been extended to offer more



working space, making it a genuinely practical area for day-to-day living. There's also a rear porch giving access to the back garden.

Downstairs, the extension has allowed for a fourth bedroom, which is currently used as a sitting room. It's a well-proportioned space, and the inclusion of an en-suite shower room adds flexibility - ideal for multigenerational living or as a private space for guests.

Upstairs, there are three further bedrooms. All are a good size. The family bathroom is fitted with a four-piece suite, including a separate shower and bath - a useful detail for those needing a practical setup for a growing family.

Outside, the garden offers a blend of patio and lawn areas. There are also kennels to the rear, which may suit anyone with dogs, or could be repurposed for storage or other use. The space is enclosed and private, ideal for anyone who values outdoor space that is easy to maintain but still useful.

Location-wise, the property sits well for both commuters and families. Wath Upon Dearne is well-

connected with public transport links, including local bus services running along Moor Road, offering easy access to Rotherham, Barnsley, and Doncaster. For those commuting further, the nearby Manvers Way connects to the A633 and the Dearne Valley Parkway, which links up with the M1 and A1(M) motorways. Schools in the area include Wath Academy, which is within walking distance and well-regarded for secondary education. Primary school options include Wath Central Primary and Our Lady and St Joseph's Catholic Primary, both also within easy reach. For everyday shopping, there's a large Tesco Extra at Manvers, as well as an Aldi and Asda just a short drive away. The Cortonwood Retail Park is another nearby option for bigger shopping trips.

Recreationally, the area has plenty to offer with Manvers Lake, Dearne Valley Park, and various walking routes close by. These are ideal for weekend strolls, dog walking or cycling, and add to the overall appeal of the setting.

Overall, this is a well-sized home in a convenient spot, offering flexibility and space that should appeal to



families, downsizers wanting ground floor bedroom options, or even investors looking for a rental-ready property in a strong area. The lack of onward chain makes the process easier and quicker for those looking to move swiftly.

ENTRANCE PORCH With decorative tiled floor and downlights to the ceiling. With front facing entrance door, front and side facing windows.

LOUNGE Currently used as a larger than average dining room but was originally the lounge. Having coving and downlights to the ceiling. The focal point of the room is the feature fire surround. With laminate flooring, a spindled staircase rises to the first floor landing and front facing window.

KITCHEN Having an extensive range of fitted wall and base units in high gloss grey, wall units include extractor hood and there are downlights to the ceiling.

Base units are set beneath quartz worktops which include a single bowl sink, gas cooker point and space for range style cooker, integrate dishwasher, integrated washing machine, breakfast bar, space for fridge freezer, tiled floor and two rear facing windows.

REAR PORCH With side facing entrance door and rear facing window.

BEDROOM FOUR Currently used as a sitting room with laminate floor, downlights to the ceiling and front facing window.

EN SUITE Having a white three piece suite which includes a shower cubicle, vanity wash hand basin, low flush w.c, tiled walls, downlights to the ceiling and rear facing window.

LANDING

BEDROOM ONE A double size room with coving to

the ceiling, loft access and front facing window.

BEDROOM TWO A double size room with laminate flooring, built in wardrobe and rear facing window.

BEDROOM THREE A single size room with built in wardrobe and front facing window.

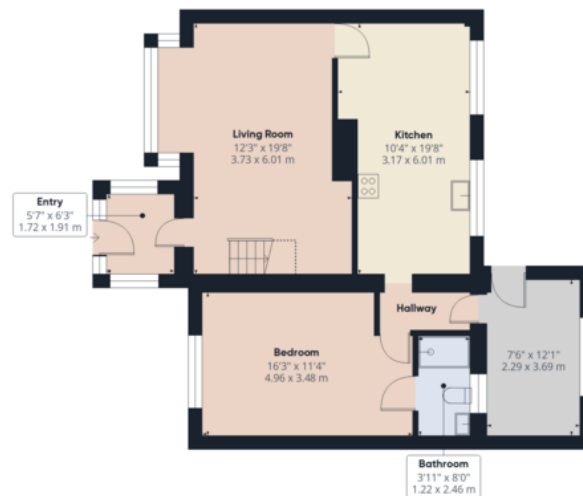
BATHROOM Having a four piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, bath, tiled walls, downlights to the ceiling and rear facing window.

OUTSIDE To the front of the property is a generous size off road parking area. Patio area with pebbled borders. To the rear of the property is an enclosed garden, with patio area lawn, shrub borders and kennels.

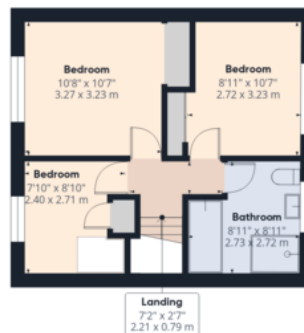


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

1182 ft²
109.8 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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