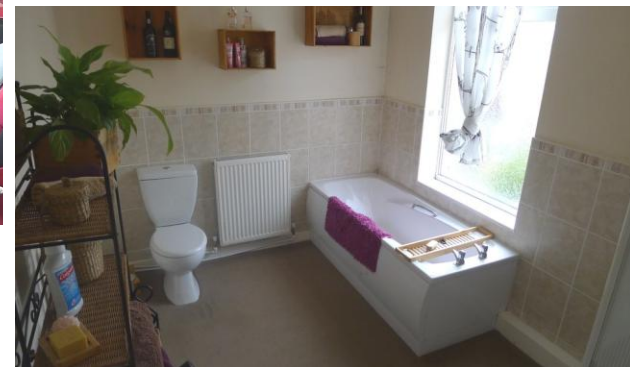


**FOR SALE**



**Sandymount Road, Wath Upon Dearne**  
**Guide Price £100,000**

  
**MARTIN&CO**





## Sandymount Road, Wath Upon Dearne

2 Bedrooms, 1 Bathroom

**Guide Price £100,000**

- Mid terrace
- Two bedrooms
- Two reception rooms
- Close to amenities
- Transport links

GUIDE PRICE £100,000 - £110,000. This well-located mid-terrace home on Sandymount Road is offered to the market with no onward chain and is a practical option for anyone looking to live in or invest within Wath upon Dearne. The property provides more space than first impressions might suggest, with two separate reception rooms, a functional kitchen, and a four-piece bathroom suite. It's positioned close to local amenities, bus links, and schools, making everyday life convenient.

On the ground floor, the lounge offers a homely feel, featuring a traditional fire surround as its focal point and a spindled staircase leading to the first floor. Just off the lounge, the separate dining room gives a flexible second living space, ideal for mealtimes or a more formal sitting area. The kitchen is set to the rear and fitted with a practical range of shaker-style wall and base units, along with an integrated oven, hob, and extractor. There's space to prepare meals efficiently and access to the rear garden from here. Upstairs, there are two well-sized bedrooms. Both rooms feel bright and well-proportioned, suitable for sleeping quarters or even a home office. The bathroom across the landing is surprisingly generous, fitted with a four-piece suite that includes a bath, separate shower cubicle, wash basin, and WC – a rare bonus in this type of home.



To the front, the home is set back behind a forecourt garden which adds a little privacy from the pavement. At the rear, there's a garden area that provides outside space for sitting out or possibly some planting. With no onward chain, this property is ready to go and offers the chance for a straightforward purchase.

The location is practical for daily life. Wath upon Dearne has a range of useful shops and services, including an Asda Superstore less than a mile away and smaller convenience stores in the immediate vicinity. The town centre also has cafes, takeaways, and banks. For schools, the property sits within reach of several well-regarded options, such as Wath Central Primary School and Saint Pius X Catholic High School, both within walking distance. For those commuting, Wath is handily placed for access to the A633, which links to the M1 and A1(M) via nearby routes, and there are regular bus services providing connections to Rotherham, Barnsley, and Doncaster.

All told, this property has a lot of appeal for a range of buyers, from those looking for a first home to someone downsizing or even landlords seeking a ready-to-go

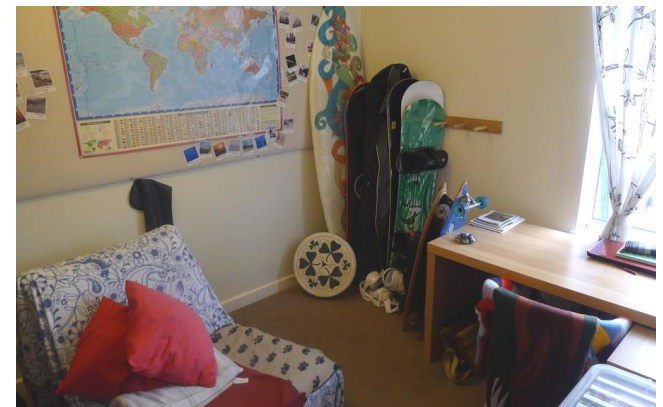
rental in a steady market. The layout works well, the room sizes are sensible, and the location is quietly convenient for both daily needs and getting around South Yorkshire.

**LOUNGE** With laminate flooring and the focal point of the room is the feature fire surround with electric fire. There is a spindled staircase to the first floor landing, front facing window and front facing entrance door.

**DINING ROOM** With a rear facing window and door to the kitchen.

**KITCHEN** Having a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath worktops which include hob, oven, single bowl sink, space for fridge freezer, plumbing for washing machine, side facing window and side facing entrance door.

**LANDING**





**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A good size second room with rear facing window.

**BATHROOM** With a white four piece suite which includes a low flush w.c, wash hand basin, bath, separate shower cubicle, tiled walls and side facing window.

**OUTSIDE** To the front is a forecourt style garden. To the rear is a garden area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.