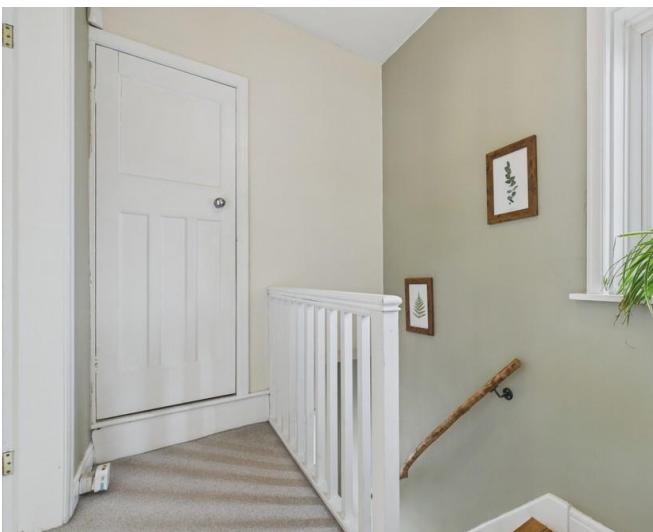


FOR SALE



Chapel Street, Wath-upon-dearne
Guide Price £185,000

MARTIN&CO



Chapel Street, Wath-upon-dearne

2 Bedrooms, 1 Bathroom

Guide Price £185,000

- Semi detached
- Two double bedrooms
- Beautifully appointed
- Generous size garden
- Popular location

GUIDE PRICE £185,000 - £195,000. Set on the well-regarded Chapel Street in Wath Upon Dearne, this well-presented semi-detached home offers far more than first impressions suggest. With a generous garden, well-considered layout, and tasteful internal finishes, it's a property that has clearly been cared for and updated to suit modern needs while retaining a traditional feel. Elevated slightly from the street and with a spacious interior, the house provides a comfortable and stylish setting just a short walk from the centre of Wath, offering both practicality and comfort in equal measure.

The house opens via a side entrance hall, where a spindled staircase leads up to the first floor. The main living room sits to the front of the property, with a bay window drawing in natural light and providing extra floor space, while a striking feature fireplace forms a central focal point. Neutral tones and simple finishes give this space a calm, timeless feel that works with a range of furniture styles.

To the rear, the kitchen has been finished in high gloss cream units with coordinated worktops, offering plenty of storage and workspace. There's a dedicated space for appliances, and the layout has been extended to include a rear dining area with French doors that open directly to the garden. This extra space makes a real difference – ideal for meals,

entertaining or just looking out over the garden throughout the seasons.

Upstairs, both bedrooms are doubles, making the house suitable for a range of buyers. The main bedroom features another bay window to the front, echoing the living room below and giving the room more natural light. The second bedroom, currently used as a dressing room, still offers plenty of space for a double bed if needed. The family bathroom has a crisp white three-piece suite, neatly tiled and well maintained.

Externally, the property really comes into its own. The front is neat and low-maintenance, with a pebbled seating area and steps up from pavement level. A side gate opens to a much larger than average rear garden, a standout feature for a property of this type. The garden has been well thought out, with a pebbled patio, a covered outdoor kitchen including a built-in barbecue, a lawn area with established shrub borders, and a further seating space to the rear. It's a garden designed for year-round use and easy upkeep.

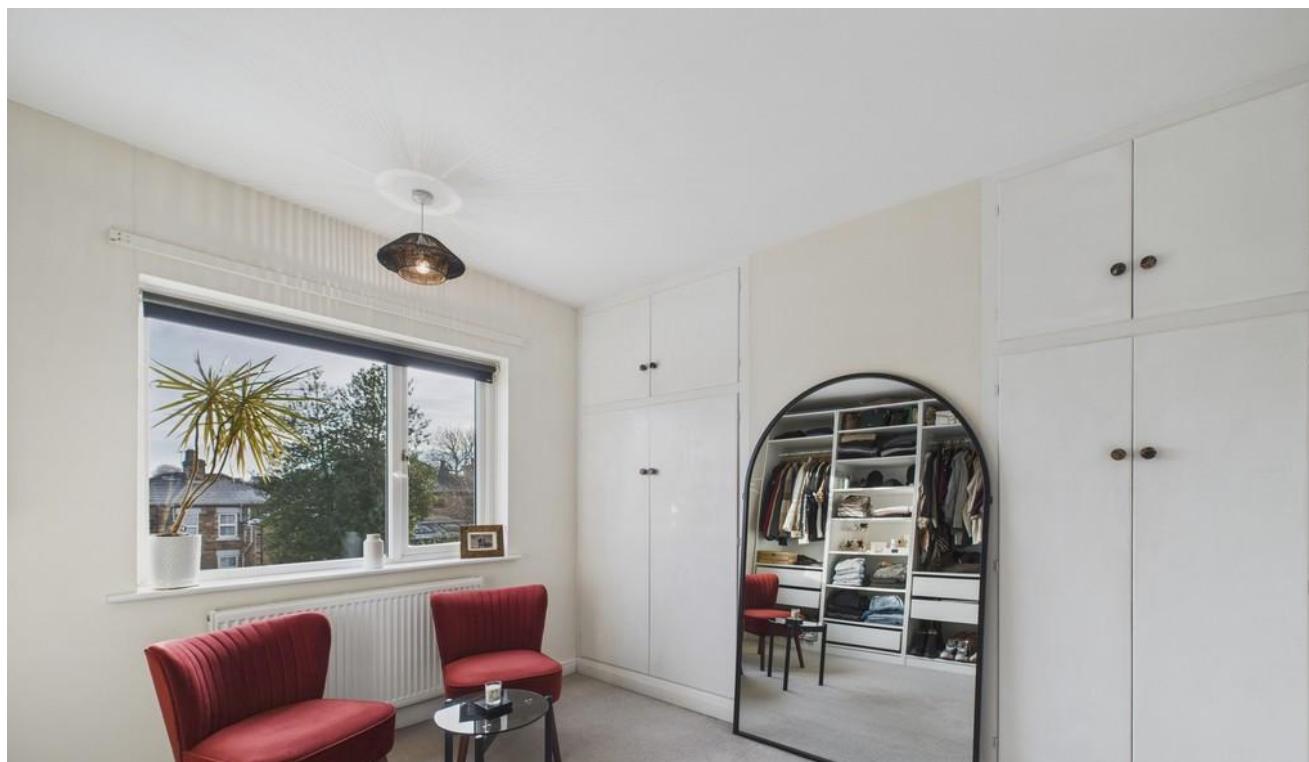
Chapel Street itself sits in a quiet, established part of

Wath Upon Dearne, a location that's increasingly popular thanks to its blend of convenience and community. Wath town centre is within walking distance, offering a range of local amenities including shops, cafés, takeaways and pharmacies. Larger supermarkets like Tesco and Morrisons are within easy reach too, along with Cortonwood Retail Park just a short drive away for bigger-name stores.

The area is also well served by public transport, with regular bus routes connecting to Rotherham, Barnsley, and Doncaster. Swinton train station is just over a mile away, offering routes to Sheffield and beyond. For drivers, the A633 and A6195 are easily accessible, linking to the M1 and A1 for commuting.

Families will appreciate the choice of schools nearby, with Wath Central Primary School and Wath Academy both well regarded and within walking distance. There are also several parks and green spaces in the area, including Wath Lake and the Trans Pennine Trail for weekend walks or bike rides.

This is a property that offers far more than might be expected at first glance – well sized rooms, a standout



garden, and a location that ticks a lot of boxes for daily convenience. Whether looking to move straight in or personalise over time, it's a solid, comfortable home in a spot that works for work, leisure and everything in between.

ENTRANCE HALL With a spindled staircase rising to the first floor landing with exposed wooden treads. Under stairs store cupboard, side facing entrance door and front facing window.

LOUNGE With coving to the ceiling. The focal point of the room is the feature fire surround and front facing bay window.

KITCHEN Having an extensive range of fitted wall and base units in high gloss cream. There is a recess into the chimney breast with space for range style cooker and extractor hood. Base units are set beneath contrasting worktops which include a one and a half

bowl sink, space for fridge freezer, plumbing for washing machine, dishwasher, tiled splash backs, side and rear facing windows.

DINING ROOM With side facing window and rear facing French doors to the rear garden.

LANDING Having spindled balustrade, store cupboard housing the central heating boiler, loft access and side facing window.

BEDROOM ONE A double size room with coving to the ceiling and front facing bay window.

BEDROOM TWO A double size room with coving to the ceiling and picture rail. having built in storage cupboards and rear facing window.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and side facing window.

OUTSIDE The property is elevated from pavement level with steps to the side entrance door. The front and side is pebbled with a seating area. The rear garden is enclosed with pebbled patio areas. There is a covered outdoor kitchen with barbecue. A generous size lawn with mature shrub borders and further seating area.



%epcGraph_c_1_544%





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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.

