



6 Varney Road, S63 7HX
£199,999 Offers In Region Of
Tenure Freehold

- Three-bedroom semi-detached
- No Chain
- Great Location
- Sunroom
- Garage and Driveway

NO ONWARD CHAIN | THREE BEDROOM SEMI-DETACHED FAMILY HOME | GATED DRIVEWAY | DETACHED GARAGE | SUN ROOM

Having been cherished by the same family for many years, this delightful three-bedroom semi-detached home has been exceptionally well maintained and offers buyers the rare opportunity to modernise at their own pace. Comfortable and ready to move straight into, it provides the perfect canvas for those looking to add their own style and create a truly special long-term family home.

Set behind secure gates, the property enjoys a generous driveway providing ample off-road parking, together with a detached garage, external WC and useful outdoor storage, offering practicality for growing families and those needing additional space.

Stepping inside, a welcoming entrance hallway sets the tone for the accommodation beyond. The spacious lounge is filled with natural light and flows effortlessly into the separate dining room through internal doors, allowing the rooms to be enjoyed as one large open-plan entertaining space or as two individual reception rooms, depending on your family's needs. The fitted kitchen is both practical and functional, complete with an integrated oven and hob and a generous storage cupboard that could easily be used as a pantry or utility space. Beyond the kitchen, the bright and airy sun room overlooks the rear garden, creating a wonderful place to enjoy your morning coffee, relax with a book or spend time with family while taking in the garden views.

The first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single. Bedrooms two and three both benefit from built-in wardrobes, while the family bathroom features useful sliding-door storage, providing excellent practicality and helping to maximise the available space. Outside, the rear garden offers a peaceful retreat, with a generous lawn complemented by a variety of mature trees that create both privacy and character. There is plenty of space for children to play, keen gardeners to enjoy, or for entertaining family and friends throughout the warmer months.

Situated in the popular village of Wath-upon-Dearne, the property is conveniently positioned close to a wide range of local amenities, including shops, supermarkets, cafés, schools and healthcare facilities. Swinton Railway Station is the nearest



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	