



Roebuck Chase

Wath-Upon-Deerne, Rotherham S63 6FH

- THREE BEDROOMS
- uPVC DOUBLE GLAZED
- SUMMERHOUSE / CINEMA ROOM
- GREAT LOCATION
- END TOWNHOUSE
- COMBINATION BOILER
- BREAKFAST KITCHEN
- EPC RATING TBC

Offers In The Region Of £175,000 Freehold





Situated in Wath-Upon-Dearne, this delightful townhouse presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

Situated close to local shops and amenities and convenient for M1/M18 and A1 link roads, the townhouse features a well-appointed bathroom, ensuring convenience for daily routines. The layout of the home is designed to maximise space and functionality, making it ideal for both first-time buyers and families alike. Situated close to local shops and amenities and convenient for M1/M18 and A1 link roads

GROUND FLOOR ACCOMMODATION

composite double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Double panelled central heating radiator.

LOUNGE

14'8" * 10'7"

uPVC double glazed French doors with uPVC double glazed window to side. Single panelled central heating radiator. TV aerial socket.

KITCHEN

14'7" * 11'6"

uPVC double glazed bay window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Space and plumbing for an automatic washing machine and dishwasher. Space for fridge/freezer. Double panelled central heating radiator. Single drainer sink unit with mixer tap. Tiles to splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway. Loft access point.

BEDROOM ONE

8'7" * 8'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM TWO

8'7" * 8'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE

11'7" * 6'2"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM

6'2" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to shower and splash back areas. Heated towel rail.

OUTBUILDING/CINEMA ROOM

9'10" * 8'9"

Timber construction. Two double glazed timber framed French doors. Two wall light points.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as

soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham
Council Tax Band B
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.