



**Vicar Road, Wath-upon-Dearne ROTHERHAM S63 6QA**



**welcome to**

**Vicar Road, Wath-upon-Dearne ROTHERHAM**

ANYONE FOR TEA?! This property really is 'just like a tardis, bigger on the inside'. Offering a lot more than meets the eye, this beautifully presented terrace boasts ample living areas with 3 shower rooms, converted loft space & cellar room, a conservatory & delightful rear yard - CALL NOW!





**Ground Floor:**

**Lounge**

12' 10" x 12' 2" ( 3.91m x 3.71m )

**Kitchen**

12' 9" x 13' 3" ( 3.89m x 4.04m )

**Conservatory**

8' x 6' ( 2.44m x 1.83m )

**Shower Room**

**Lower Ground Floor:**

**Room Three ( Basement )**

11' 5" x 10' 10" ( 3.48m x 3.30m )

**1st Floor:**

**Bedroom One**

12' 11" x 12' 5" ( 3.94m x 3.78m )

**Bedroom Two**

10' 3" x 7' 3" ( 3.12m x 2.21m )

**Shower Room**

**2nd Floor ( Loft ):**

**Room Four ( Loft )**

**Shower Room ( Loft )**

**Room Five ( Loft )**

**Exterior:**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Vicar Road, Wath-upon-Dearne ROTHERHAM

- Attractive & deceptively spacious mid terrace set over 4 floors
- Sought after location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout - move in condition
- Downstairs shower room, lounge, kitchen, conservatory
- Converted cellar to useable room

Tenure: Freehold EPC Rating: C

guide price

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB116497](http://williamhbrown.co.uk/Property/MXB116497)



Property Ref:  
MXB116497 - 0004

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