



Chapel Street, Wath-Upon-Dearne Rotherham S63 7RL

welcome to

Chapel Street, Wath-Upon-Dearne Rotherham

GOIN' TO THE CHAPEL...Standing proud on one of Wath's most sought after streets, excellently placed for amenities & schools, this spacious detached home oozes with character & charm throughout. Boasting absolutely stunning accommodation & a delightful rear garden - excellent family home -CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Lounge

15' 9" into bay x 13' 11" into recess (4.80m into bay x 4.24m into recess)

Dining / Family Room

11' 8" x 23' 4" into bay (3.56m x 7.11m into bay)

Kitchen

14' 7" x 10' 1" (4.45m x 3.07m)

1st Floor:

First Floor Landing

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)

Bedroom Two

13' 11" x 7' 10" excluding bay (4.24m x 2.39m excluding bay)

Bedroom Three

7' 4" x 10' 10" (2.24m x 3.30m)

Bathroom

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.

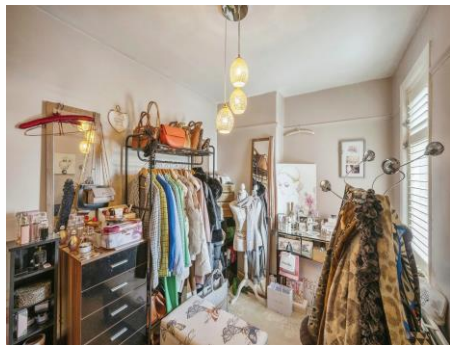
welcome to

Chapel Street, Wath-Upon-Dearne Rotherham

- Three bedroom detached family home
- Highly sought after street in Wath - excellently placed for schools, shops, amenities & transport links
- Absolutely stunning from top to bottom
- Spacious accommodation throughout
- Generous sized, beautiful & well kept rear garden .
Useful garden shed

Tenure: Freehold EPC Rating: D

£300.000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB116936](https://www.williamhbrown.co.uk/Property/MXB116936)



Property Ref:
MXB116936 - 0003

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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