



**Beech Road, Wath-Upun-Dearne Rotherham S63 7AN**

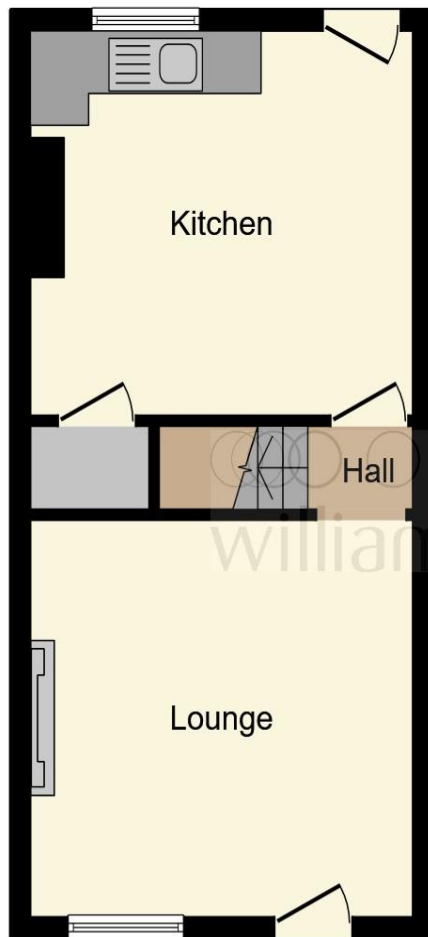


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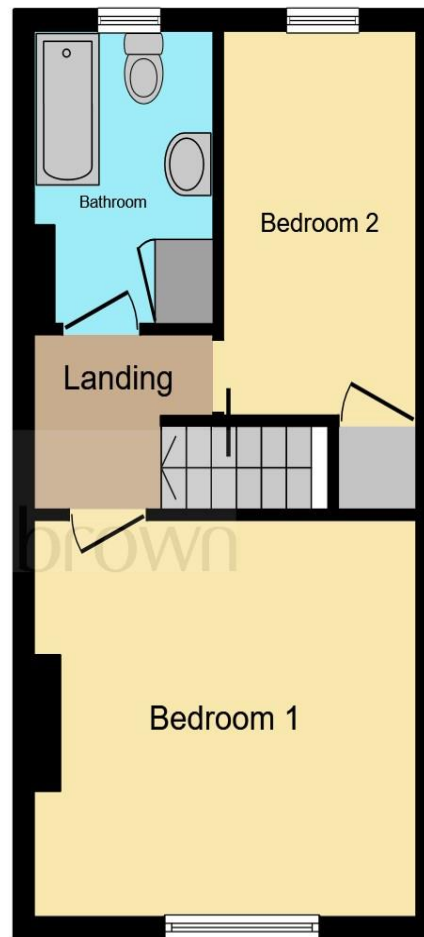
**Beech Road, Wath-Upon-Dearne Rotherham**

LIFE'S A BEACH! Situated in this popular location, this two bedroom mid terrace makes an excellent purchase for first time buyers / investors alike. Being excellently placed for local amenities, schools, shops, transport links & the Manvers lake - THIS MUST BE VIEWED - CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Lounge**

12' 4" x 12' 11" into recess ( 3.76m x 3.94m into recess )

**Kitchen/ Dining Room**

12' 11" into recess x 11' 3" ( 3.94m into recess x 3.43m )

**Lower Ground Floor:**

**Cellar**

**1st Floor:**

**Bedroom One**

12' 4" x 12' 11" into recess ( 3.76m x 3.94m into recess )

**Bedroom Two**

12' 4" x 6' 6" ( 3.76m x 1.98m )

**Bathroom**

**Exterior:**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Beech Road, Wath-Upon-Dearne Rotherham**

- 2 bedroom mid terrace. Council Tax Band: A
- Excellently placed for local amenities, schools, shops & transport links & Wath Lake
- Perfect purchase for first time buyers / investors alike
- Low maintenance rear garden
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Tenure: Freehold EPC Rating: D

guide price

**£85,000 - £90,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB115682](http://williamhbrown.co.uk/Property/MXB115682)



Property Ref:  
MXB115682 - 0004

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