

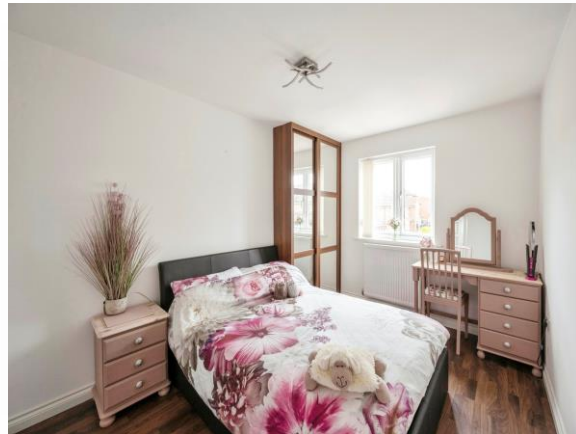


Fenlake Walk, Wath-Upon-Dearne Rotherham S63 7FJ

welcome to

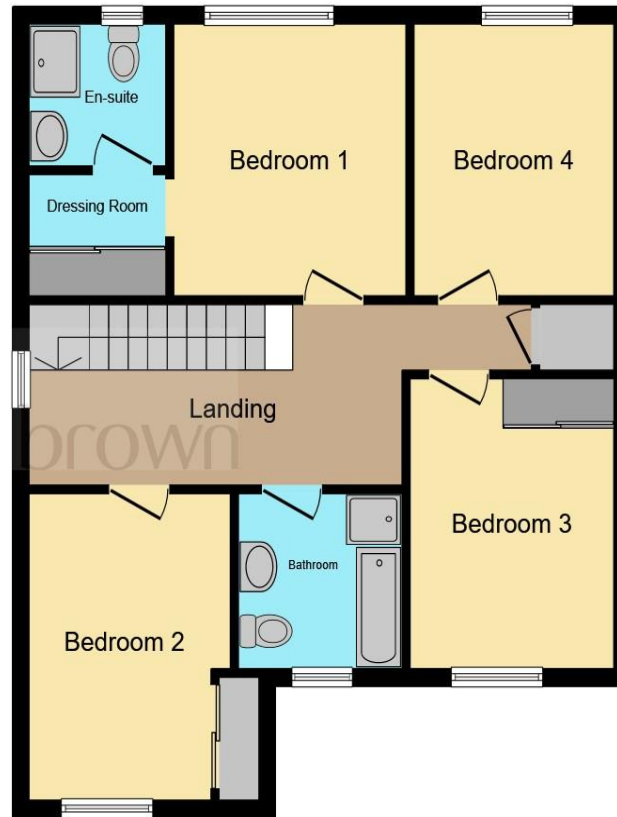
Fenlake Walk, Wath-Upon-Dearne Rotherham

I'M MOVIN' ON UP! Standing proud in the highly sought after development of the Manvers Estate -this stunning 4 bedroom detached ticks all the boxes of family living. Boasting spacious living areas, beautifully presented accommodation, a drive, garage/gym & delightful gardens - CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Lounge

10' 3" x 16' 9" (3.12m x 5.11m)

Kitchen/ Dining Room

19' 1" x 14' 7" (5.82m x 4.45m)

Utility Room

Downstairs W.C

1st Floor:

First Floor Landing

Bedroom One

9' 10" x 11' (3.00m x 3.35m)

Dressing Room

En-Suite

Bedroom Two

8' 9" x 12' 10" (2.67m x 3.91m)

Bedroom Three

8' 8" x 11' 5" (2.64m x 3.48m)

Bedroom Four

8' 8" x 11' 1" (2.64m x 3.38m)

Bathroom

Integral Storage

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

welcome to

Fenlake Walk, Wath-Upon-Dearne Rotherham

- Stunning four bedroom detached family home. Council Tax Band B
- Highly sought after residential estate - excellently placed for amenities, schools, shops, Manvers Lake & Cortonwood Retail Park
- Absolutely stunning throughout
- Downstairs W.C, en-suite & family bathroom
- Dressing room to bedroom 1. Fitted wardrobes to 3 of the bedrooms

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117305](https://www.williamhbrown.co.uk/Property/MXB117305)



Property Ref:
MXB117305 - 0002

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.

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