



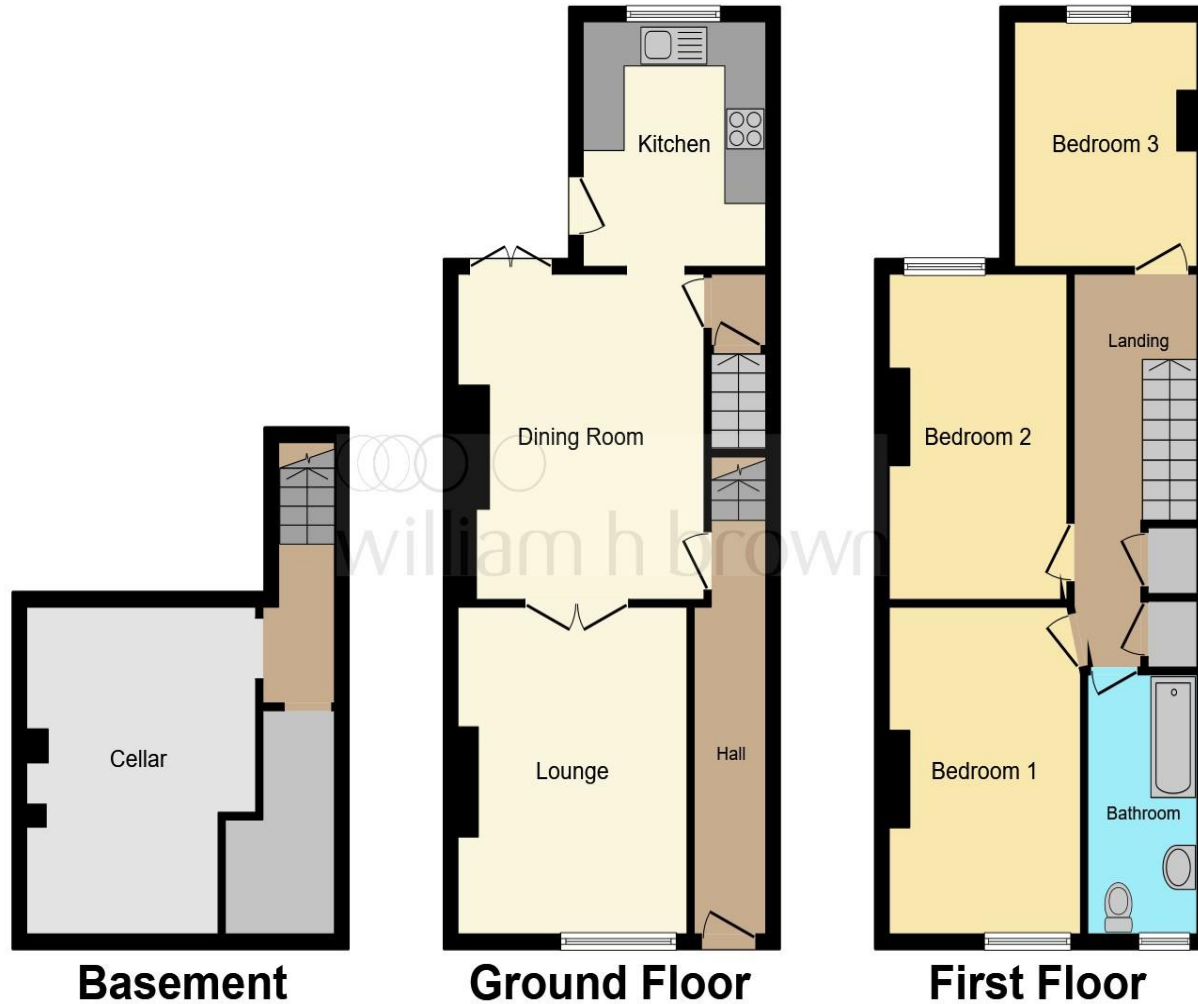
Sandymount Road, Wath-upon-Deerne Rotherham S63 7AD

welcome to

Sandymount Road, Wath-Upon-Dearne Rotherham

NEST OR INVEST! Situated in this popular location, excellently placed for amenities, schools, shops & transport links, this spacious mid terrace has been renovated by the current owners & boasts beautifully presented accommodation throughout! Offered with NO CHAIN - CALL US NOW!





Ground Floor:

Entrance Hallway

Lounge

11' 2" into recess x 14' 6" (3.40m into recess x 4.42m)

Dining Room

10' 7" into recess x 14' 5" (3.23m into recess x 4.39m)

Kitchen

8' 8" x 10' 11" (2.64m x 3.33m)

Lower Ground Floor:

Cellar

1st Floor:

Landing

Bedroom One

14' 7" x 9' 6" into recess (4.45m x 2.90m into recess)

Bedroom Two

14' 4" x 8' 7" into recess (4.37m x 2.62m into recess)

Bedroom Three

8' 11" into recess x 10' 10" (2.72m into recess x 3.30m)

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

welcome to

Sandymount Road, Wath-Upon-Dearne Rotherham

- Three bedroom stone fronted mid terrace. Council Tax Band A
- Popular location - well placed for local amenities, schools & shops
- Renovated throughout - beautifully presented
- Spacious accommodation - 2 reception rooms
- Low maintenance rear garden

Tenure: Freehold EPC Rating: E

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117089



Property Ref:
MXB117089 - 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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