



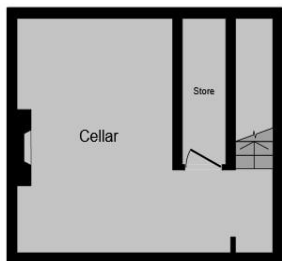
Sandygate, Wath-Upon-Dearne Rotherham S63 7NP

welcome to

Sandygate, Wath-Upon-Dearne Rotherham

PRACTICALLY PERFECT IN EVERY WAY! Standing proud in this highly sought after location - this deceptively spacious detached home really does need to be seen to be believed! No detail or expense has been spared & you really can tell the owners heart & soul has gone into it. CALL NOW!





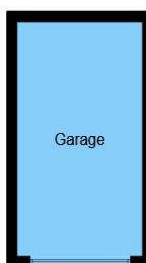
Cellar



Ground Floor



First Floor



Garage



Ground Floor:

Entrance Hallway

Dining Room

14' 9" into recess x 15' 3" (4.50m into recess x 4.65m)

Kitchen/ Dining Room

17' 6" x 11' (5.33m x 3.35m)

Lounge

15' 3" x 14' 10" into recess (4.65m x 4.52m into recess)

Family Room

13' 4" x 21' 1" (4.06m x 6.43m)

Lower Ground Floor:

Cellar

1st Floor:

First Floor Landing

Bedroom One

14' 11" into recess x 15' 4" (4.55m into recess x 4.67m)

Bedroom Two

12' into recess x 10' 3" (3.66m into recess x 3.12m)

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

Bathroom

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

Sandygate, Wath-Upon-Dearne Rotherham

- Three bedroom detached family home. Council Tax Band B
- Sought after location of Wath - excellently placed for amenities, schools, shops & transport links
- Absolutely stunning throughout. Beautifully presented & tastefully decorated in every single room
- Deceptively spacious - lounge, family room, kitchen/dining room, cellar
- Garage to the rear

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117441](https://www.williamhbrown.co.uk/Property/MXB117441)



Property Ref:
MXB117441 - 0004

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