



**Moor Road, Wath-upon-Dearne ROTHERHAM S63 7RS**

**welcome to**

**Moor Road, Wath-upon-Dearne ROTHERHAM**

MORE MORE MORE! Situated in this sought after street in Wath, this 3 bedroom mid terrace is set over 3 floors & boasts well presented & deceptively spacious accommodation throughout with a utility/W.C, a delightful rear garden with lawn, decked area & pagoda -Excellent family home! CALL NOW!





**Ground Floor:**

**Entrance Porch**

**Lounge**

12' x 12' 6" ( 3.66m x 3.81m )

**Kitchen/Dining Room**

12' x 13' 3" ( 3.66m x 4.04m )

**Hall**

**Downstairs W.C./Utility**

**Lower Ground Floor:**

**Cellar**

**1st Floor:**

**First Floor Landing**

**Bedroom One**

12' x 12' 3" ( 3.66m x 3.73m )

**Bedroom Two**

11' 9" x 10' 4" ( 3.58m x 3.15m )

**Bathroom**

**2nd Floor:**

**Bedroom Three**

12' 1" x 9' 7" ( 3.68m x 2.92m )

**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)

welcome to

## Moor Road, Wath-upon-Dearne ROTHERHAM

- 3 bed mid terrace set over 3 floors. Council Tax Band A
- Sought after location - excellently placed for amenities, schools, shops, Manvers Lake, parks & Wath Rugby Club
- Well presented & spacious accommodation throughout
- Lounge, kitchen/diner, downstairs W.C/utility
- Delightful garden to rear with decked area, pagoda & lawn

Tenure: Freehold EPC Rating: Awaited

guide price

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117143](http://williamhbrown.co.uk/Property/MXB117143)



Property Ref:  
MXB117143 - 0002

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