



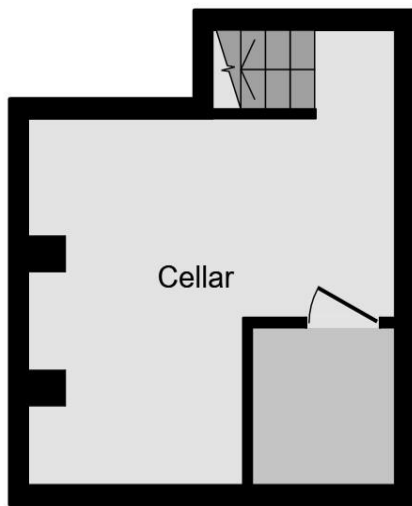
Avenue Road, Wath-Upon-Dearne Rotherham S63 7AH

welcome to

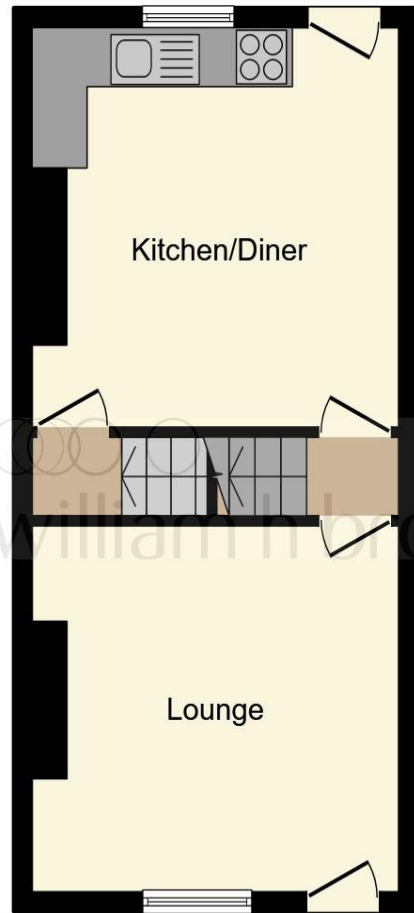
Avenue Road, Wath-Upon-Dearne Rotherham

LETS EXPLORE THIS AVENUE! Being excellently placed for amenities, schools, shops & transport links, this spacious mid terrace would make an excellent buy for first time buyers / investors alike. Boasting a delightful lawned rear garden - CALL NOW! NO CHAIN!!!!





Cellar



Ground Floor



First Floor

Ground Floor:

Lounge

13' 2" into recess x 12' 2" (4.01m into recess x 3.71m)

Kitchen/ Diner

13' 3" x 13' 2" into recess (4.04m x 4.01m into recess)

Lower Ground Floor:

Cellar

1st Floor:

Bedroom One

13' 1" into recess x 12' 4" (3.99m into recess x 3.76m)

Bedroom Two

8' 9" x 10' (2.67m x 3.05m)

Bathroom

Exterior:

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Avenue Road, Wath-Upon-Dearne Rotherham

- Spacious 2 bedroom mid terrace Council Tax - A EPC Rating - E
- Excellently placed for local amenities, schools, supermarkets, shops & transport links
- Lounge, kitchen/diner & cellar
- Delightful, lawned rear garden with brick built store
- NO CHAIN

Tenure: Freehold EPC Rating: E

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117935



Property Ref:
MXB117935 - 0003

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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