

Burns Way, Wath-Upon-Dearne Rotherham S63 6ED

welcome to

Burns Way, Wath-Upon-Dearne Rotherham

CONSIDER YOURSELF AT HOME! Situated in this highly sought after location, excellently placed for amenities, schools & shops this spacious semi-det makes a perfect family home to get your own stamp on. Boasting a conservatory, driveway & delightful rear garden - NO CHAIN - CALL NOW!

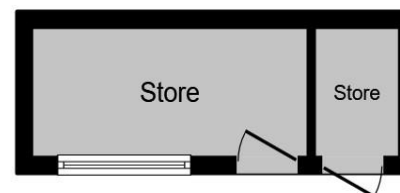




Ground Floor



First Floor



Outbuilding

Ground Floor:

Entrance Hallway

Lounge

12' 5" x 12' 5" (3.78m x 3.78m)

Dining Room

10' x 9' 6" (3.05m x 2.90m)

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

Conservatory

1st Floor:

Landing

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m)

Bedroom Two

9' 8" x 12' 3" (2.95m x 3.73m)

Bedroom Three

8' 1" x 8' 5" (2.46m x 2.57m)

Wet Room

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

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Burns Way, Wath-Upon-Dearne Rotherham

- £140,000 - £150,000 - 3 bedroom semi-det family home. EPC C. Council Tax A
- Highly sought after location of Wath - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation - perfect for anyone to get their own stamp on
- Spacious throughout - lounge, dining room, kitchen & conservatory
- Driveway providing off street parking

Tenure: Freehold EPC Rating: C



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117779](https://www.williamhbrown.co.uk/Property/MXB117779)



Property Ref:
MXB117779 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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