



Holly Grove, Wath-Upon-Dearne Rotherham S63 7PJ

welcome to

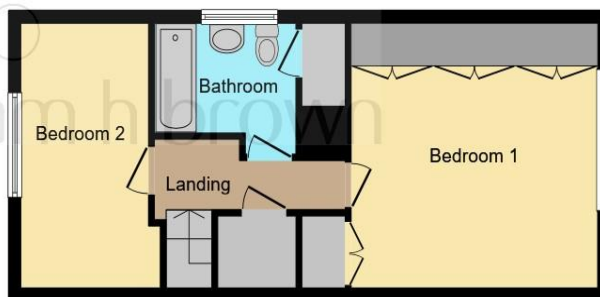
Holly Grove, Wath-Upon-Dearne Rotherham

Discover this 3-bed detached dormer bungalow, situated in the highly sought-after Sandygate area of Wath. Perfectly placed for amenities, schools & shops. Whilst in need of modernisation, this property offers a fantastic opportunity to create a dream family home. With extensive gardens & 2 garages!

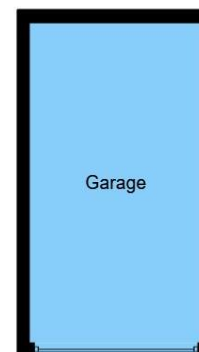




Ground Floor



First Floor



Garage

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

16' 11" x 11' 10" (5.16m x 3.61m)

Dining Room

9' 11" x 9' 11" into recess (3.02m x 3.02m into recess)

Kitchen/Diner

15' 11" x 11' 9" into recess (4.85m x 3.58m into recess)

Bedroom Three

8' 9" x 12' 8" (2.67m x 3.86m)

1st Floor:

Landing

Bedroom One

14' 1" x 9' 10" to wardrobe (4.29m x 3.00m to wardrobe)

Bedroom Two

7' 6" x 12' 2" (2.29m x 3.71m)

Bathroom

Exterior:

Garage 1

Garage 2

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

Holly Grove, Wath-Upon-Dearne Rotherham

- Offers in the Region of £275 000 - 3 bedroom detached dorma bungalow. EPC D. Council Tax D
- Extremely sought after location in Wath
- Excellently placed for local amenities, schools, shops & transport links
- Spacious throughout - lounge, dining room, kitchen/diner, d/stairs W.C
- 2 Driveways providing ample off street parking

Tenure: Freehold EPC Rating: D

offers in the region of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117987



Property Ref:
MXB117987 - 0008

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