



**Rotherham Road, Wath-Upon-Deerne Rotherham S63 6AD**

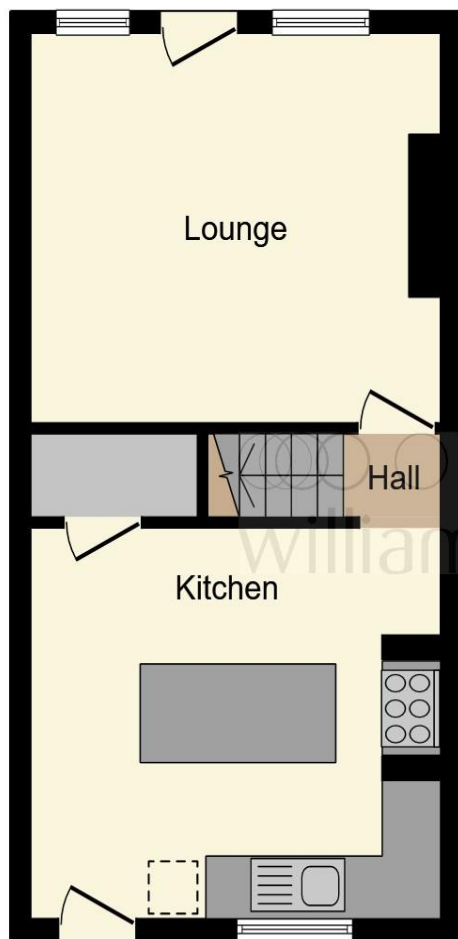


**welcome to**

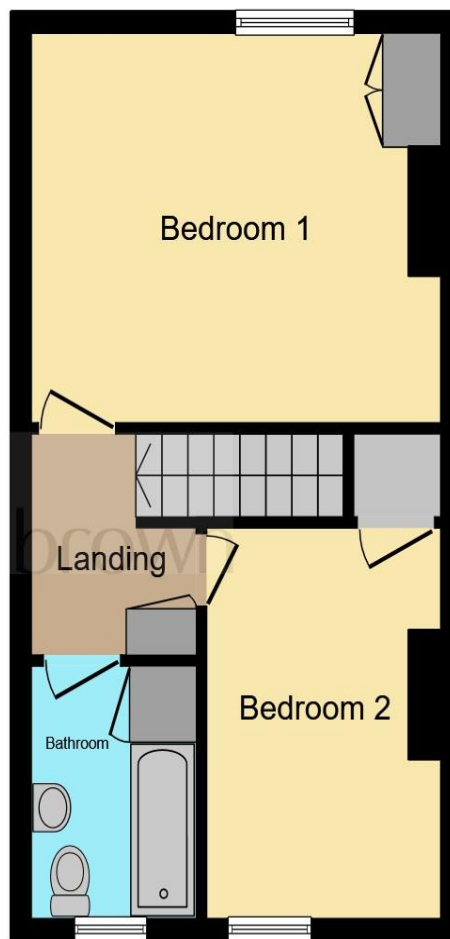
**Rotherham Road, Wath-Upon-Dearne Rotherham**

THE ROAD TO NEW BEGINNING ON ROTHERHAM RD! Situated in this popular location, this 2 bedroom end terrace makes an excellent purchase for first time buyers /.investors alike. Boasting well presented accommodation, plus a low maintenance garden & a garage to the rear - CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Lounge**

13' 8" x 12' 2" ( 4.17m x 3.71m )

**Kitchen/Dining Room**

12' 3" x 13' 7" ( 3.73m x 4.14m )

**1st Floor:**

**Landing**

**Bedroom One**

13' 11" x 12' 3" ( 4.24m x 3.73m )

**Bedroom Two**

12' 3" x 7' 11" ( 3.73m x 2.41m )

**Bathroom**

**Exterior:**

**Garage**

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)

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## Rotherham Road, Wath-Upon-Dearne Rotherham

- 2 bedroom end terrace home. EPC D. Council Tax A
- Excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Front garden. Delightful generous sized rear garden
- Garage to the rear

Tenure: Freehold EPC Rating: D

# £120,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118310](http://williamhbrown.co.uk/Property/MXB118310)



Property Ref:  
MXB118310 - 0002

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