



**Coleridge Road, Wath-Upon-Dearne Rotherham S63 6NP**

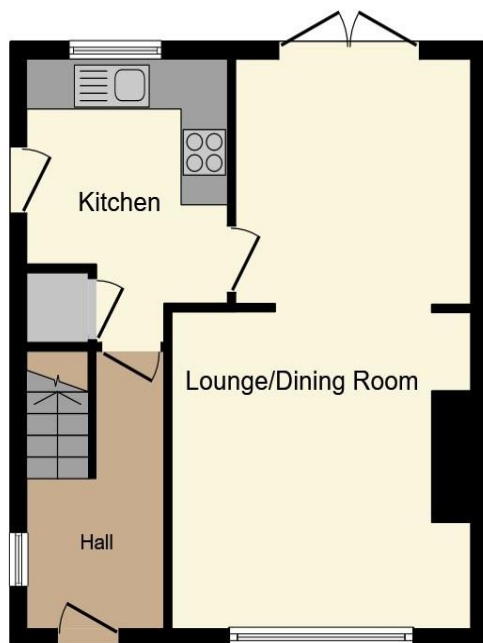


**welcome to**

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

A POETIC PLACE TO CALL HOME! This well-presented 4-bedroom semi-det offers generous living space in a popular & convenient location, ideal for families. With a driveway, rear garden with outbuilding & lovely field views. this property provides both comfort & convenience. CALL NOW!

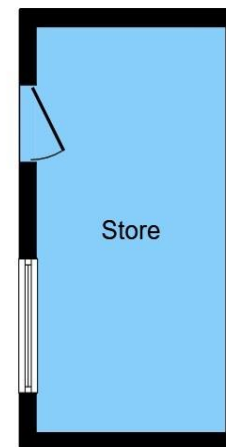




**Ground Floor**



**First Floor**



## Ground Floor

### Entrance Hall

### Lounge

12' 5" x 12' 7" into recess ( 3.78m x 3.84m into recess )

### Dining Room

9' 11" x 9' 5" ( 3.02m x 2.87m )

### Kitchen

9' 11" x 11' 1" ( 3.02m x 3.38m )

## First Floor

### First Floor Landing

### Bedroom 1

7' 5" x 15' 4" ( 2.26m x 4.67m )

### Bedroom 2

12' 5" x 10' to wardrobe ( 3.78m x 3.05m to wardrobe )

### Bedroom 3

17' x 8' 2" into door ( 5.18m x 2.49m into door )

### Bedroom 4

9' x 12' 3" ( 2.74m x 3.73m )

### Bathroom

### Exterior

### Outbuilding

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**

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

- Four bedroom semi detached. EPC C. Council Tax A
- Popular location - excellently placed for local amenities, schools, shops & transport links
- Spacious & well presented accommodation throughout
- Driveway providing off street parking
- Lawned garden to the rear with field views & a useful outbuilding

Tenure: Freehold EPC Rating: C

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118498](https://williamhbrown.co.uk/Property/MXB118498)



Property Ref:  
MXB118498 - 0002

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