



**Chapel Street, Wath-Upon-Dearne Rotherham S63 7RL**



**welcome to**

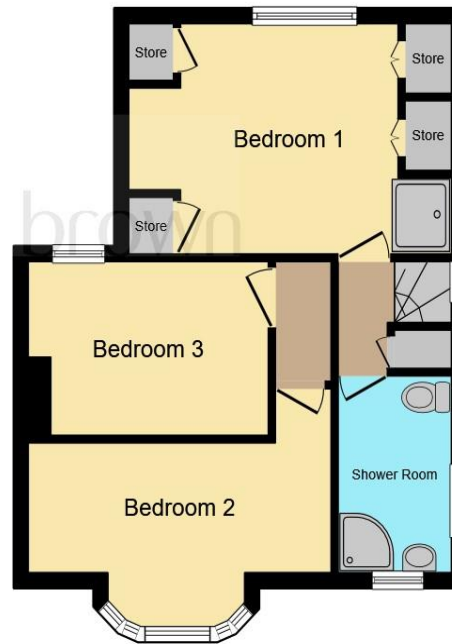
**Chapel Street, Wath-Upon-Dearne Rotherham**

Standing proud on one of Wath's most sought after streets, excellently placed for amenities & schools, this spacious detached home oozes with character & charm throughout. Boasting absolutely stunning accommodation & a delightful rear garden - excellent family home





**Ground Floor**



**First Floor**

## Ground Floor:

### Entrance Hallway

### Lounge

15' 9" into bay x 13' 11" into recess ( 4.80m into bay x 4.24m into recess )

### Dining / Family Room

11' 8" x 23' 4" into bay ( 3.56m x 7.11m into bay )

### Kitchen

14' 7" x 10' 1" ( 4.45m x 3.07m )

## 1st Floor:

### First Floor Landing

### Bedroom One

12' 9" x 9' 11" ( 3.89m x 3.02m )

### Bedroom Two

13' 11" x 7' 10" excluding bay ( 4.24m x 2.39m excluding bay )

### Bedroom Three

7' 4" x 10' 10" ( 2.24m x 3.30m )

### 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.

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## **Chapel Street, Wath-Upon-Dearne Rotherham**

- Three bedroom detached family home. Council Tax: C, EPC: D
- Highly sought after street in Wath - excellently placed for schools, shops, amenities & transport links
- Absolutely stunning from top to bottom
- Spacious accommodation throughout
- Generous sized, beautiful & well kept rear garden . Useful garden shed

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118527](http://williamhbrown.co.uk/Property/MXB118527)



Property Ref:  
MXB118527 - 0003

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