



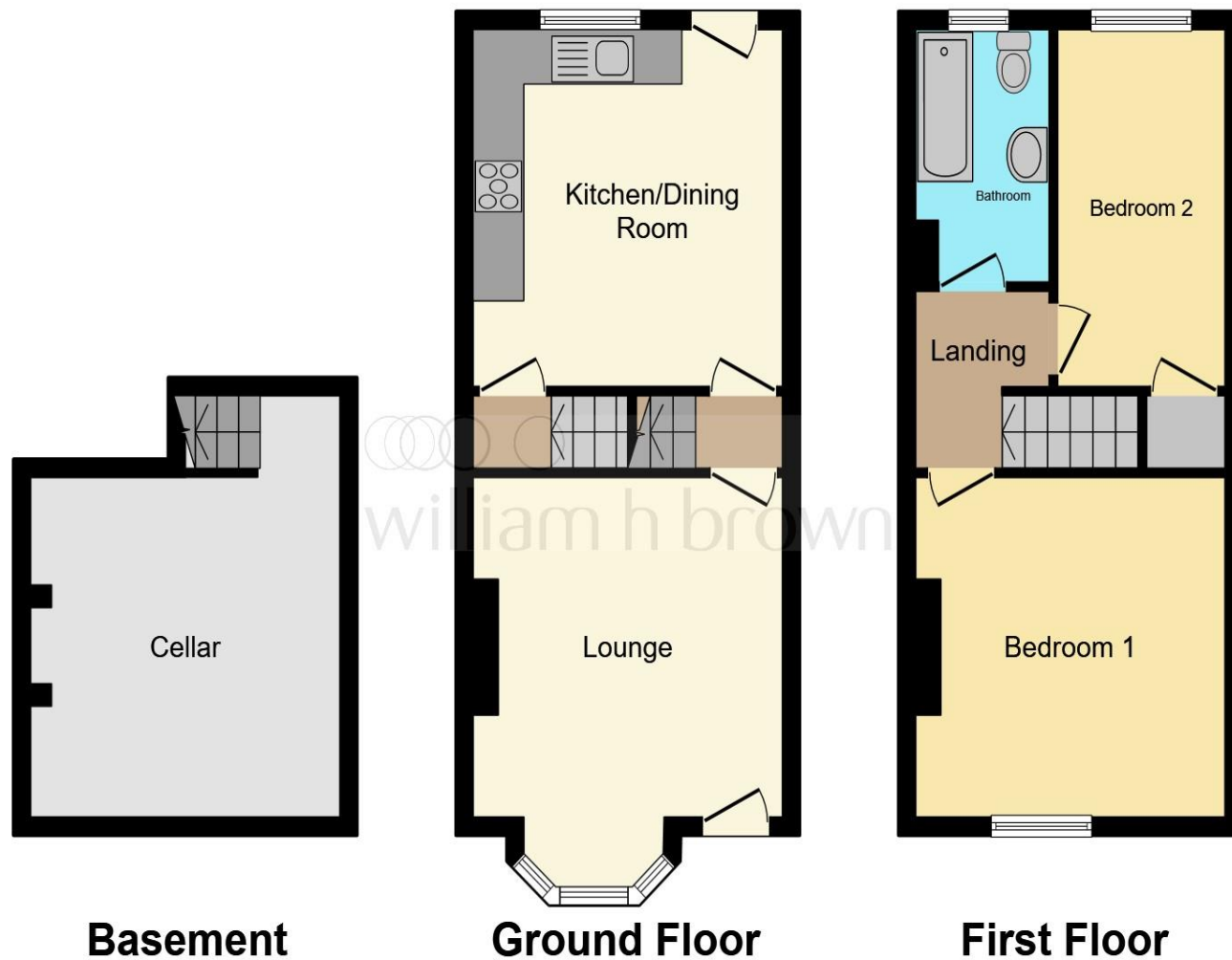
Carnley Street, Wath-upon-Deane ROTHERHAM S63 6AZ

welcome to

Carnley Street, Wath-upon-Dearne ROTHERHAM

SOLD SOLD SOLD! CAN'T HELP FALLING IN LOVE WITH CARNLEY STREET! Making an excellent purchase for first time buyers / investors alike, this beautifully presented terrace must be viewed. Boasting spacious accommodation with a cellar, 2 bedrooms PLUS loft & a delightful lawned garden. CALL NOW!





Ground Floor:

Lounge

10' 7" x 12' 7" (3.23m x 3.84m)

Kitchen/ Dining Room

11' 9" x 12' 6" (3.58m x 3.81m)

Lower Ground Floor:

Cellar

1st Floor:

Bedroom One

11' 10" into recess x 12' 2" (3.61m into recess x 3.71m)

Bedroom Two

6' 6" x 12' 9" (1.98m x 3.89m)

Bathroom

2nd Floor:

Loft Room

Exterior:

Agents Note

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

Carnley Street, Wath-upon-Dearne ROTHERHAM

- Two bedroom PLUS loft room mid terrace. EPC B.
Council Tax A
- Popular location of West Melton - excellently placed
for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Lounge, kitchen/diner & cellar
- Delightful lawned rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: A

guide price



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118545



Property Ref:
MXB118545 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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