



**Stables Way, Wath-Upon-Dearne Rotherham S63 7DJ**

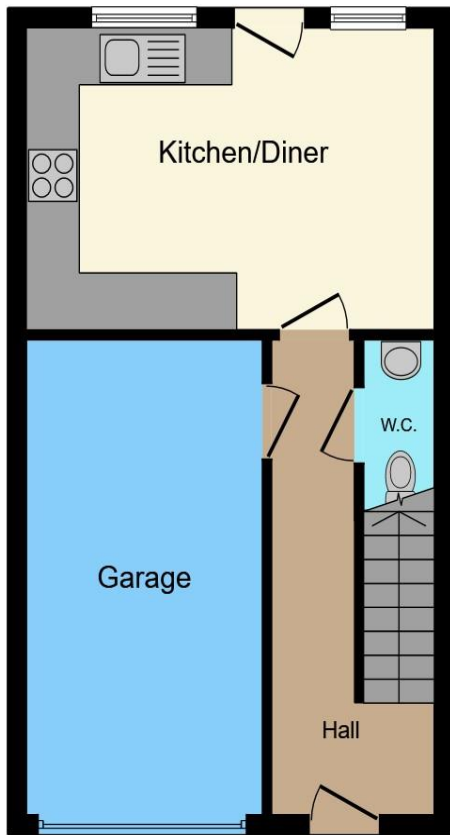


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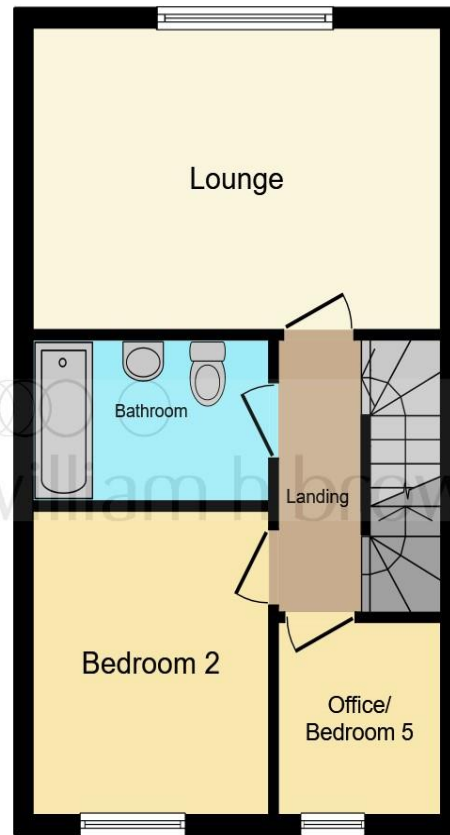
**Stables Way, Wath-Upon-Dearne Rotherham**

A STABLE FOUNDATION FOR A FANTASTIC FAMILY HOME. Be prepared to be wowed the moment you step through the door of this modern style, 4/5 bedroom end town house. Boasting absolutely stunning accommodation from top to bottom with an en-suite, a drive, garage & a delightful garden- CALL NOW!

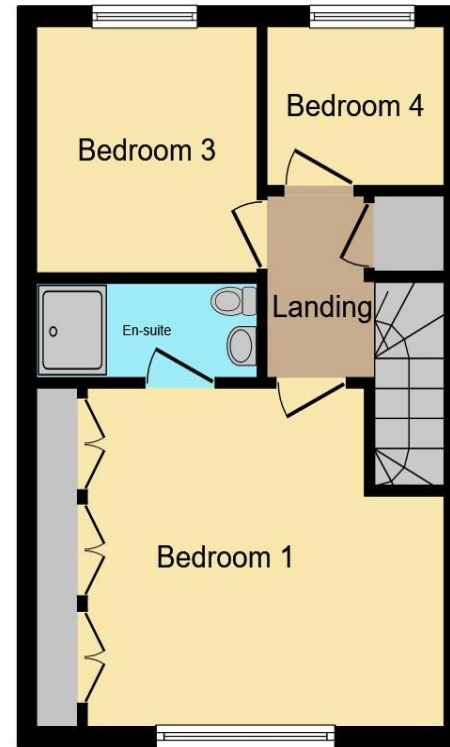




**Ground Floor**



**First Floor**



**Second Floor**

**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Integral Garage**

**Kitchen/Diner**

10' 6" x 15' 2" ( 3.20m x 4.62m )

**1st Floor:**

**First Floor Landing**

**Lounge**

11' 4" x 15' 2" ( 3.45m x 4.62m )

**Bedroom Two**

10' 8" x 8' 8" ( 3.25m x 2.64m )

**Office/Bedroom Five**

6' 2" x 6' 11" ( 1.88m x 2.11m )

**Bathroom**

**2nd Floor:**

**Second Floor Landing**

**Bedroom One**

15' 2" x 11' 8" ( 4.62m x 3.56m )

**En-Suite**

**Bedroom Three**

8' 1" x 11' 5" ( 2.46m x 3.48m )

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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## **Stables Way, Wath-Upon-Dearne Rotherham**

- Modern style, 4/5 bedroom end town house set over 3 floors
- Highly sought after location - excellently placed for local amenities, schools, shops, transport links & Wath Lake
- Absolutely stunning throughout - beautifully presented throughout
- Downstairs W.C, family bathroom & en-suite
- Driveway & integral garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118769](https://williamhbrown.co.uk/Property/MXB118769)



Property Ref:  
MXB118769 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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