



**Sandymount Road, Wath-upon-Deane Rotherham S63 7AD**

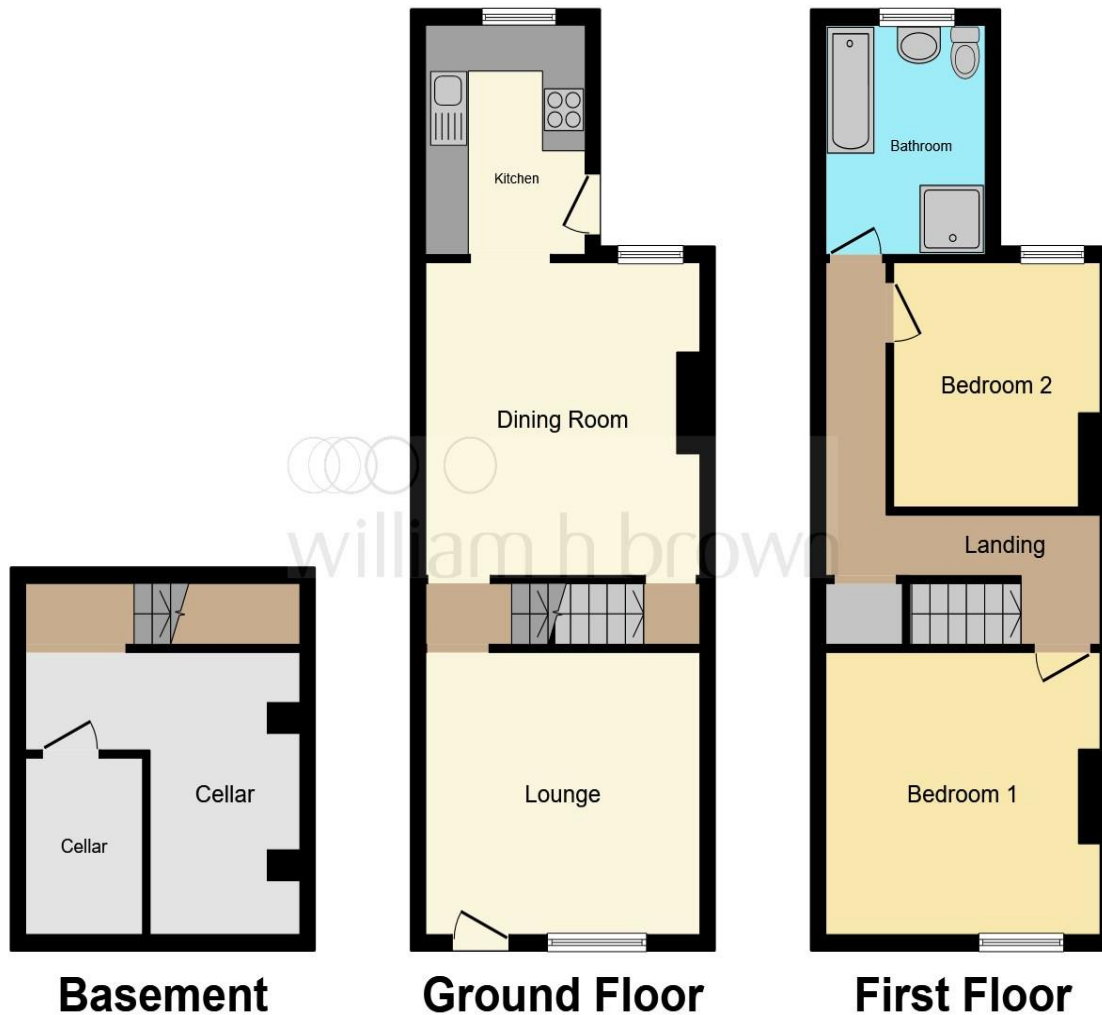


**welcome to**

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

LIFE'S A BEACH! A well-presented property, ideal for first-time buyers & investors! Featuring a lounge, dining room, kitchen, cellar & low maintenance rear yard. Excellently placed for schools, shops, transport links & the picturesque Wath Lake. Don't miss out—book a viewing today! CALL NOW!





## Ground Floor:

### Lounge

12' 7" x 12' 1" ( 3.84m x 3.68m )

### Dining Room

12' 7" into recess x 13' 2" ( 3.84m into recess x 4.01m )

### Kitchen

7' 4" x 9' 6" ( 2.24m x 2.90m )

## Lower Ground Floor:

### Cellar

## 1st Floor:

### Landing

### Bedroom One

12' 2" x 12' 8" into recess ( 3.71m x 3.86m into recess )

### Bedroom Two

9' 5" into recess x 10' 2" ( 2.87m into recess x 3.10m )

### Bathroom

## Exterior:

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**

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

- Spacious 2 bedroom mid terrace. Council Tax A. EPC tbc
- Excellently placed for local amenities, schools, shops, transport links & Wath Lake
- Well presented accommodation throughout
- Lounge, dining room, kitchen & cellar
- Rear yard

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £120,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118843](http://williamhbrown.co.uk/Property/MXB118843)



Property Ref:  
MXB118843 - 0002

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