



**Packman Road, Wath-Upon-Deerne Rotherham S63 6AH**

**welcome to**

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

READY PLAYER ONE! A winning move! This Packman Road gem is ideal for young families, first-time buyers & investors alike. Spacious, well-located & bursting with potential—it's time to press start on your property journey! Ready to level up? NO CHAIN - CALL NOW!







**Ground Floor**



**First Floor**

**Ground Floor:**

**Lounge**

13' 5" x 13' 5" ( 4.09m x 4.09m )

**Dining Room**

11' 3" x 13' 5" ( 3.43m x 4.09m )

**Kitchen**

**1st Floor:**

**Landing**

**Bedroom One**

13' 4" x 13' 6" ( 4.06m x 4.11m )

**Bedroom Two**

10' x 8' 3" ( 3.05m x 2.51m )

**Bedroom Three**

8' 3" x 6' 6" ( 2.51m x 1.98m )

**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)

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

- 3 bedroom end terrace home. EPC E. Council Tax A
- Sought after location - excellently placed for local amenities, schools, shops & transport links
- Well presented & spacious throughout
- Lounge, dining room, kitchen
- Generous sized rear yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£120,000 - £130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118907](https://www.williamhbrown.co.uk/Property/MXB118907)



Property Ref:  
MXB118907 - 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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