



Moor Road, Wath-Upon-Deane Rotherham S63 7RS

welcome to

Moor Road, Wath-Upon-Dearne Rotherham

MORE THAN YOU BARGAINED FOR AT MOOR RD -Deceptively spacious 4-bed end terrace on sought-after street. Generous living areas, spacious cellar & rear garden with scenic views. Well placed for schools, shops & Wath Lake. Well presented & full of potential. NO CHAIN. Ready for your personal touch.



Entrance Hall

Having a door to the side, a radiator and a door to the cellar.

Lounge

15' 3" x 12' 10" (4.65m x 3.91m)

Having a window to the front & a central heating radiator.

Dining Room

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

Having a window to the rear and a central heating radiator.

Kitchen

10' 3" x 6' 9" (3.12m x 2.06m)

Fitted with wall & base units housing the sink & drainer unit and the electric oven with gas hob & extractor. There is also a window to the rear.

Conservatory

Having a washing machine, a window to the rear and a door to the rear.

Landing

Bedroom One

14' x 12' 11" (4.27m x 3.94m)

Having a window to the front & a central heating radiator.

Bedroom Two

15' 2" x 11' 9" (4.62m x 3.58m)

Having a central heating radiator and a window to the rear.

Bedroom Three

15' 3" x 16' 2" (4.65m x 4.93m)

Having a useful storage cupboard, a central heating radiator and a window to the front.

Bedroom Four

11' 9" x 15' 2" (3.58m x 4.62m)

Having a window to the rear and a central heating radiator.

Bathroom

Fitted with a bath with shower over, a wash hand basin and a W.C. There is also a central heating radiator and a window to the side.

Outside

To the rear, a charming patio area enjoys a idyllic outlook, backing onto allotments that provide a picturesque and tranquil backdrop.



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welcome to

Moor Road, Wath-Upon-Dearne Rotherham

- Deceptively spacious 4 bedroom end terrace over 4 floors. EPC E. Council Tax A
- Highly sought after street in this popular location
- Excellently placed for local amenities, schools, shops & the Scenic Wath Lake
- Well presented accommodation - ready for your own personal touch
- Lounge, dining room, kitchen, conservatory, larger than average cellar

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

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB119154](https://www.williamhbrown.co.uk/Property/MXB119154)



Property Ref:
MXB119154 - 0003

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