









welcome to

Moor Road, Wath-Upon-Dearne Rotherham

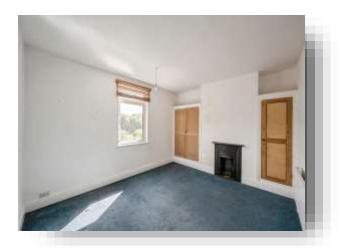
MORE THAN YOU BARGAINED FOR AT MOOR RD -Deceptively spacious 4-bed end terrace on sought-after street. Generous living areas, spacious cellar & rear garden with scenic views. Well placed for schools, shops & Wath Lake. Well presented & full of potential. NO CHAIN. Ready for your personal touch.

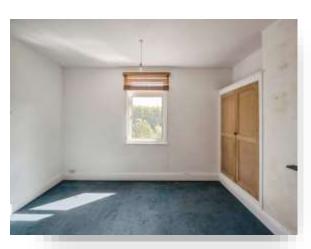












Entrance Hall

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.





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

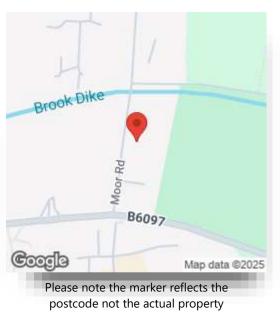
guide price

£130,000









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Property Ref: MXB119154 - 0003 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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