



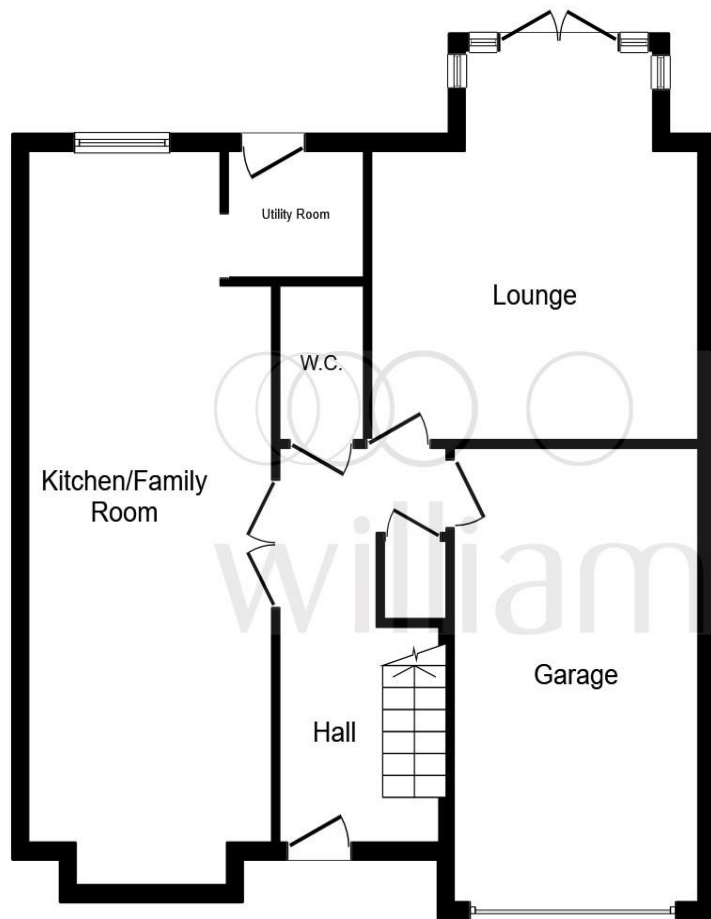
Kingsbrook Chase, Wath-upon-Deane ROTHERHAM S63 7FG

welcome to

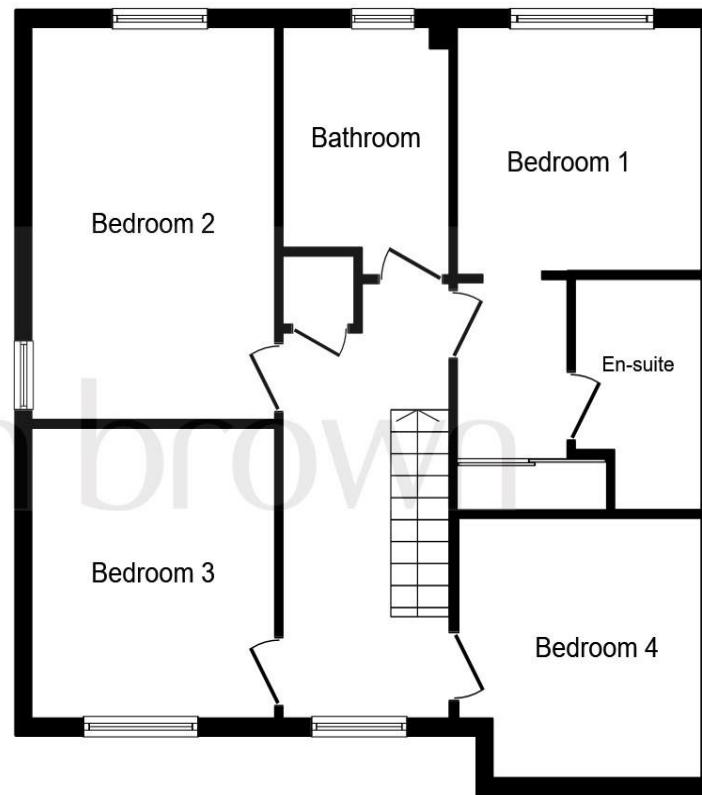
Kingsbrook Chase, Wath-upon-Dearne ROTHERHAM

GUIDE PRICE £290,000 - £300,000LARGE FAMILY HOME IN THE MAKING - A Detached 4 Bed Property situated in this highly desirable location! There is room for all the family in this substantial & prestigious 4 bed detached home. Boasting an outstanding garden perfect for relaxation!





Ground Floor



First Floor

Entrance Hall

Downstairs W/ C

Lounge

13' 3" x 11' 8" plus bay (4.04m x 3.56m plus bay)

Kitchen/ Diner

26' 6" x 10' 8" (8.08m x 3.25m)

First Floor Landing

Bedroom One

16' 4" x 10' 4" (4.98m x 3.15m)

En-Suite

Bedroom Two

15' 9" x 9' 7" (4.80m x 2.92m)

Bedroom Three

11' 2" x 10' 3" (3.40m x 3.12m)

Bedroom Four

10' 5" x 10' 4" (3.17m x 3.15m)

Family Bathroom

Exterior

Garage

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).
Plan produced for William H Brown. Powered by www.focalagent.com

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Kingsbrook Chase, Wath-upon-Dearne ROTHERHAM

- ***GUIDE PRICE £290,000 - £300,000***
- 4 Bed Detached Property
- Entrance Hall, Downstairs W/C, Lounge & Kitchen/
Diner
- 4 Bedrooms, En-Suite To Master & Family Bathroom
- To the front of the property is a driveway with a
lawned area

Tenure: Leasehold EPC Rating: C

guide price

£290,000 - £300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB114267

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
MXB114267 - 0004

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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