



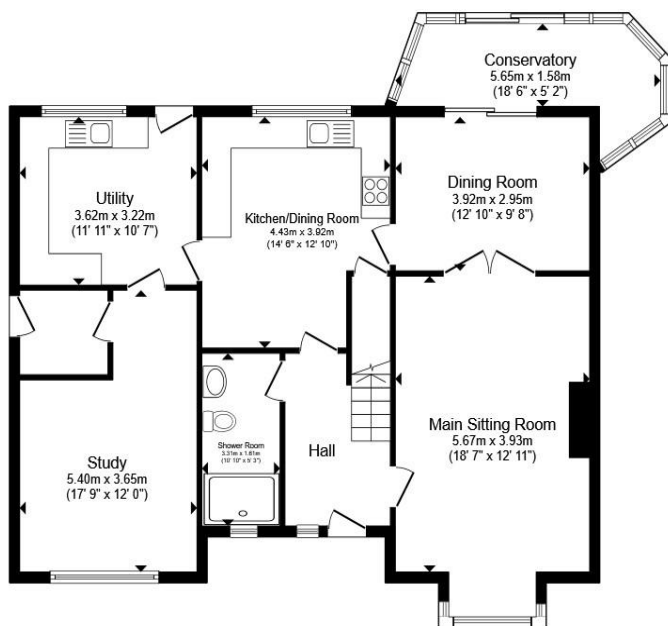
Chapel Street, Wath-Upon-Dearne Rotherham S63 7RL

welcome to

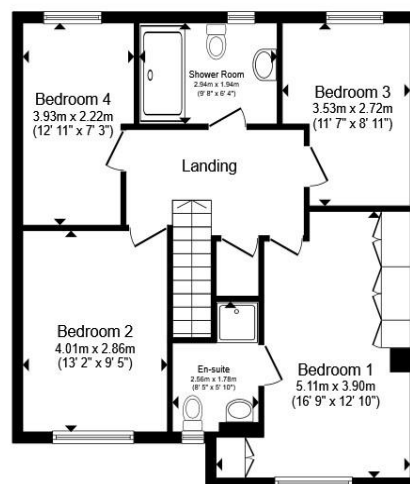
Chapel Street, Wath-Upon-Dearne Rotherham

£400,000-£425,000. A DIVINE HOME! An exceptional chance to own a substantial four bedroom detached home on a prestigious street. Brimming with space and character, it offers versatile rooms, a double garage, driveway, and garden with summer room, creating a perfect canvas to make your own.

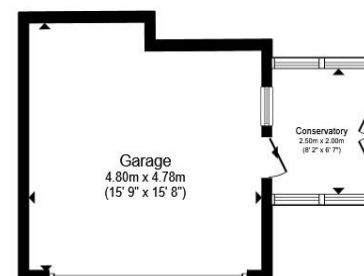




Ground Floor



First Floor



Outbuilding

Total floor area 203.0 m² (2,185 sq.ft.) approx

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.propertybox.io



Ground Floor:

Entrance Hallway

Wet Room

Main Sitting Room

Dining Room

Conservatory

Second Sitting Room

Kitchen/Diner

Utility Room

Office

1st Floor:

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Wet Room

Exterior:

welcome to

Chapel Street, Wath-Upon-Dearne Rotherham

- Imposing four bedroom detached family home on an enviable plot. Council Tax Band E. EPC TBC.
- Extremely sought-after location in desirable Wath, excellently placed for amenities, schools, shops, transport links, and scenic Wath Lake
- Spacious & versatile layout: main sitting room with wood-burning stove, dining room, kitchen, conservatory, utility room, downstairs shower room, 2nd sitting room & office
- Four bedrooms, with en suite to bedroom one plus a family bathroom
- Driveway leading to the double garage



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119171



Property Ref:
MXB119171 - 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.

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.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk