



Red Kite Avenue, Wath-Upon-Deerne Rotherham S63 7FF

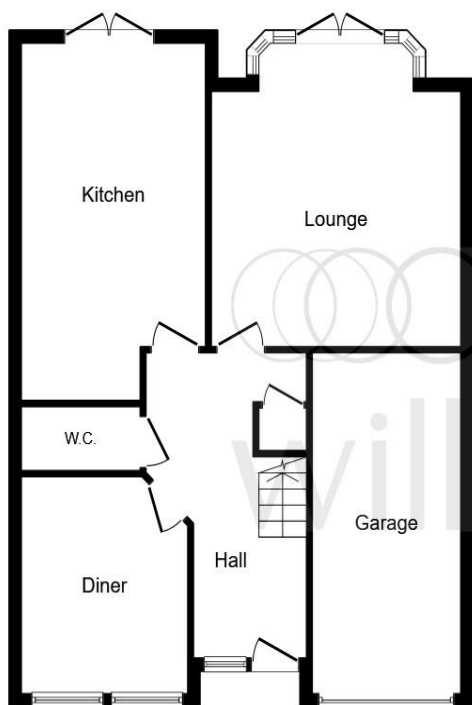
welcome to

Red Kite Avenue, Wath-Upon-Dearne Rotherham

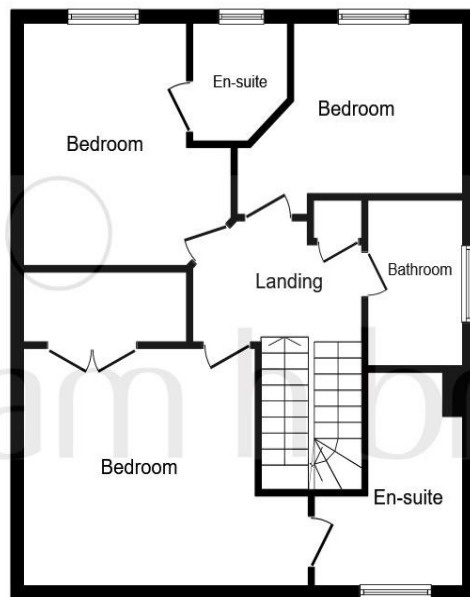
GUIDE PRICE £260,000-£280,000

A viewing is highly recommended in this beautiful four bedroom family property. In this popular residential area of wath upon dearne having views over the lake, close to all local amenities and schools.

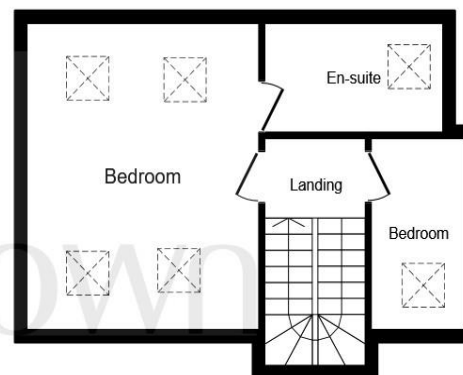




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Lounge

13' 9" x 15' 11" into bay window (4.19m x 4.85m into bay window)

Dining Room

9' x 11' 2" (2.74m x 3.40m)

Kitchen

10' 3" x 18' 3" into recess (3.12m x 5.56m into recess)

First Floor Landing

Bedroom One

9' 6" x 12' 6" (2.90m x 3.81m)

Jack And Gill Bathroom

Bedroom Two

11' 7" x 12' (3.53m x 3.66m)

Master Bedroom

15' 7" into door recess x 11' 7" (4.75m into door recess x 3.53m)

En-Suite To Master

Bathroom

Second Floor Landing

Study

5' 2" x 9' 2" (1.57m x 2.79m)

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- Four bed Detached Property
- Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen
- 1st Floor, Bedroom One, Jack and Gill Bathroom, Bedroom Two, Master with En-suite, Family Bathroom
- 2nd Floor, Study, Bedroom Four, En-Suite
- Enclosed Lawned Garden, Garage to front, Parking Three cars, Views over lake

Tenure: Leasehold EPC Rating: B

guide price



Please note the marker reflects the postcode not the actual property

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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:
MXB111874 - 0010

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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