



**Packman Way, Wath-Upon-Dearne Rotherham S63 6BR**

**welcome to**

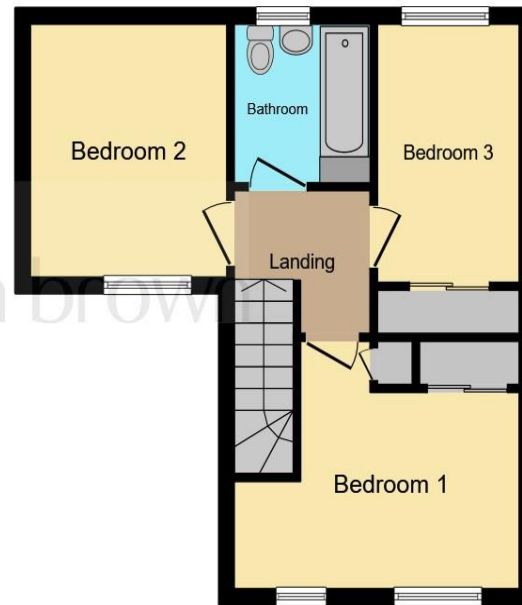
**Packman Way, Wath-Upon-Dearne Rotherham**

PERFECT FAMILY HOME! This beautifully presented spacious home benefits from a modern style kitchen, a conservatory, a driveway & a delightful rear garden. Sitting pretty on a highly sought-after residential estate with access to local amenities, schools, and shops - VIEWING ESSENTIAL - CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Lounge/Diner**

23' 7" x 12' 10" into recess ( 7.19m x 3.91m into recess )

**Kitchen**

8' 8" x 17' 6" ( 2.64m x 5.33m )

**Conservatory**

**1st Floor:**

**Landing**

**Bedroom One**

10' 6" x 12' 9" into recess ( 3.20m x 3.89m into recess )

**Bedroom Two**

10' 7" x 9' 5" ( 3.23m x 2.87m )

**Bedroom Three**

6' 3" x 9' 3" ( 1.91m x 2.82m )

**Bathroom**

**Exterior:**

**Agents Note**

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.focalagent.com](http://www.focalagent.com)

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## Packman Way, Wath-Upon-Dearne Rotherham

- Modern style 3 bedroom link detached. EPC TBC, Council tax B
- Highly sought after residential estate - excellently placed for amenities, schools & shops
- Absolutely stunning throughout
- Spacious accommodation - lounge, kitchen, conservatory
- Driveway to the front

Tenure: Freehold EPC Rating: C  
guide price

**£200,000 - £210,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118121](https://www.williamhbrown.co.uk/Property/MXB118121)



Property Ref:  
MXB118121 - 0002

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