



6 Cherry Tree Place, Wath Upon Dearne, Rotherham, S63 7NR

**Fixed Asking Price £142,500**

**\*\*SHARED OWNERSHIP PROPERTY, CURRENTLY 75% EQUITY SHARE, WITH OPTION TO BUY 100% at £190,000 (FREEHOLD) \*\*\***

Offered with exemplary standards within is this superb three bedroom semi detached property, placed to be within walking distance of highly regarded local schooling. The property itself has been updated and maintained to an extremely high standard, with windows, doors and garden areas having been recently improved. Offered with driveway providing off road parking upon this cul de sac location. A monthly rent is payable of £108.43.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath ) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

## Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation. With useful under stair storage.

## Lounge 13'6" x 14'7" (4.12 x 4.47)



Stunning dual aspect reception room, stylishly decorated with central heating radiators and useful under stair storage.

## Dining Kitchen 11'2" x 13'3" (3.41 x 4.05)



This impressive kitchen is fitted with a modern range of

wall base and draw units, complete with appliances to include an induction hob, with oven below and extractor above. There are integrated items to include a dishwasher and automatic washing machine. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the rear lobby.

## Downstairs WC

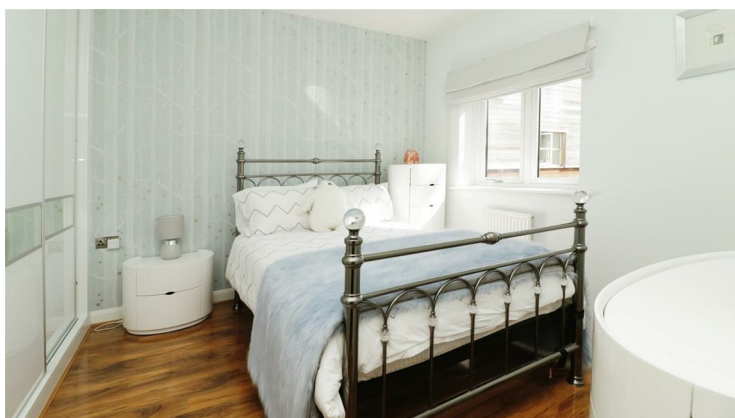


With low flush WC, wash hand basing, central heating radiator and opaque window

## Rear Lobby

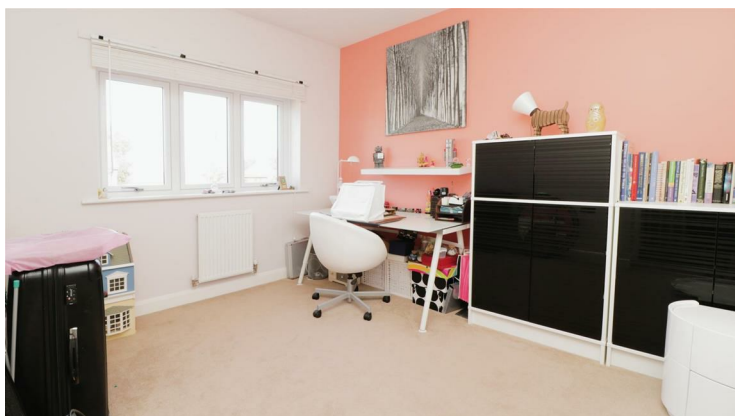
With side facing entrance door and central heating radiator.

## Master Bedroom 10'7" x 10'2" (3.23 x 3.10)



With a rear facing upvc window, central heating radiator and comprehensive modern fitted wardrobes.

## Bedroom Two 12'1" x 9'6" (3.70 x 2.90)



With a front facing upvc window and central heating radiator

### **Bedroom Three 8'2" x 8'5" (2.51 x 2.59)**



With a front facing upvc window and central heating radiator.

### **Bathroom**



Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **External**

The property has been maintained meticulously by the current owner, with newly fitted composite fencing securing the property. There is a driveway providing off road parking for more than one vehicle and exquisite rear garden. Being low maintenance, there are a range of patio areas.

### **Material Information**

Leasehold

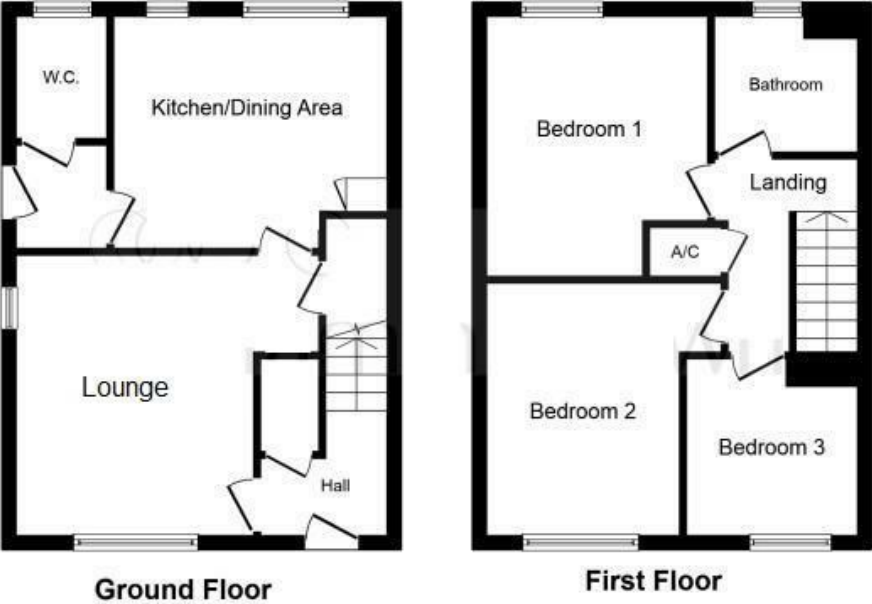
99 years from 1 January 2008

Council Tax Band B

Rent: £108.53

Insurance fee: £4.16

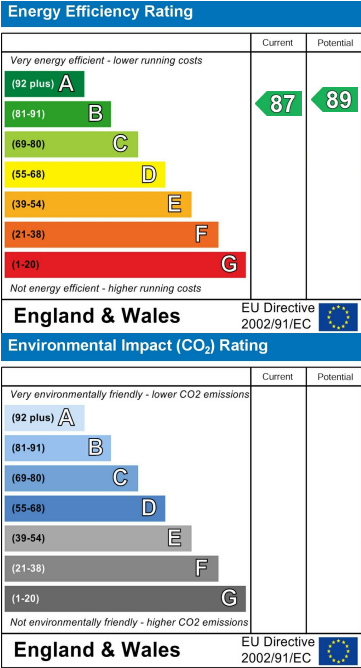
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

