



21 Sandygate, Wath-Upon-Dearne, Rotherham, S63 7LN

Offers In Excess Of £195,000

Occupying a superb courtyard position, within this convenient location is this THREE BEDROOM end cottage period property. Offered with immaculate standards within the property hosts a conservatory which extends the living accommodation to the rear which enjoys a degree of privacy backing onto Strathmore Park. The property is offered with no onward chain.

Merryweathers

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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.

Kitchen 9'8" x 15'1" (2.95 x 4.60)



This impressive kitchen is fitted with a comprehensive range of wall base and draw units, complete with integrated appliances to include a fridge and freezer, dishwasher and space and plumbing for an automatic washing machine. With a central heating radiator and front facing entrance door, with front aspect.

Lounge 15'0" x 14'5" (4.59 x 4.40)



Dual aspect reception room, with stairs rising to the first floor accommodation and access to the conservatory. The focal point of the room is the feature brick fireplace with multi fuel burner inset.

Conservatory 12'5" x 11'6" (3.80 x 3.53)



Built upon a stone base with upvc glazing to include a side facing entrance doors and enjoying views over the rear garden.

Principal Bedroom 12'11" x 8'4" (3.95 x 2.55)



With a rear facing upvc window and central heating radiator. With original beam and vaulted ceiling.

Bedroom Two 8'1" x 11'7" (2.47 x 3.55)



With a rear facing upvc window and central heating radiator. Again enjoying an original beam and vaulted ceiling.

Bedroom Three 6'4" x 8'0" (1.95 x 2.45)



With a front facing upvc window and central heating radiator.

Landing



With a front facing upvc window and vaulted ceiling.

Bathroom



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

External



The property enjoys a superb courtyard position, with allocated parking for two vehicles. To the rear is a low maintenance enclosed rear yard.

Floor Plan



Ground Floor

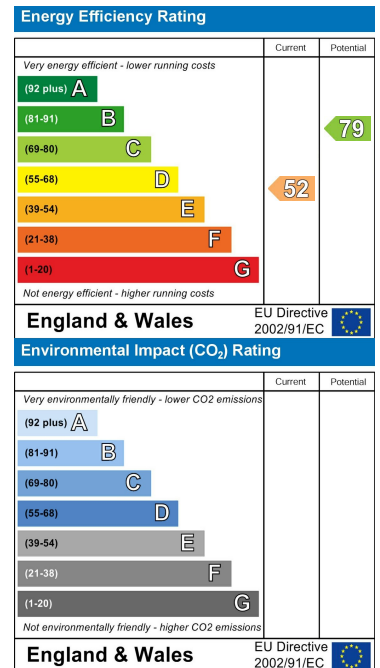


First Floor

Area Map



Energy Efficiency Graph



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