



6 Regency Road, Wath-Upon-Dearne, Rotherham, S63 6GF

£190,000

*** GUIDE PRICE £195,000 - £200,000 ***

Enjoying an open aspect to the front, this property would provide an ideal purchase for the first time buyer or growing family alike. With modern fittings throughout, there is an enclosed garden to the rear with driveway providing off road parking aswell. Ideally placed for local schooling, with Brampton Ellis a short walk away, an early viewing is essential to appreciate the standards on offer.

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

Downstairs WC

With low flush wc, wash hand basin and central heating radiator.

Lounge 11'11" x 14'5" (3.64 x 4.40)



Light and airy reception room with front facing upvc window and central heating radiator.

Dining Kitchen 15'3" x 8'10" (4.66 x 2.71)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with electric oven with separate gas hob with extractor above and space and plumbing for an automatic washing machine. With integral fridge freezer the room hosts a laminate floor covering and rear facing french doors entering the enclosed rear garden.

Master Bedroom 9'6" x 11'11" (2.90 x 3.64)



With front facing upvc window, central heating radiator and access to the en suite facility.

En Suite



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

Bedroom Two 7'6" x 9'0" (2.29 x 2.76)



With rear facing upvc window and central heating radiator

Bedroom Three 5'9" x 7'6" (1.80 x 2.29)

With rear facing upvc window and central heating radiator

Bathroom 5'10" x 5'10" (1.80 x 1.79)



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.

Driveway

Providing off road parking adjoining the rear garden, with gate access to the garden.

External



Occupying a larger than average corner plot, there is an attractive low maintenance frontage. Whist to the rear there are laid to lawn gardens, with gated access provided to the driveway.

Material Information

Council Tax Band - B

Tenure - Leasehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

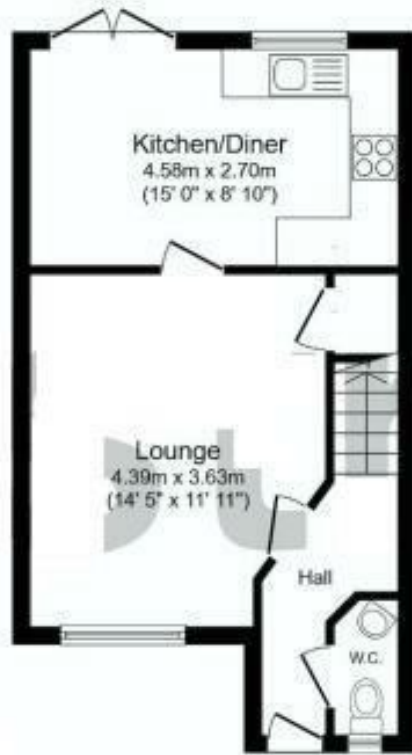
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

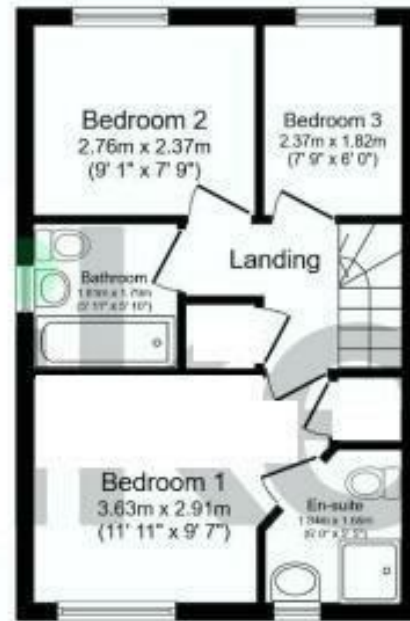
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

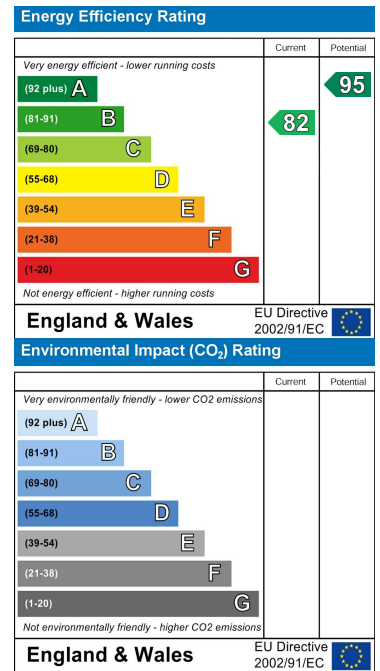


First Floor

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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