



37 Moor Road, Wath-Upon-Dearne, Rotherham, S63 7RS

Asking Price £145,000

Situated to be within walking distance of the amenities within Wath town centre and the nearby Manvers lake is this four double bedroom property. Offering extensive living accommodation over three floors, there are separate reception rooms with the property enjoying gardens backing onto the allotments and rugby field.

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.

Entrance Hallway



With side facing external door, laminate flooring, central heating radiator, and stairs to first floor. Wall mounted central heating boiler. Cellar access door.

Kitchen 6'9" x 9'7" (2.07m x 2.93m)



With side facing exterior door, and rear facing window. Fitted with a range of wall and base units in timber effect, with stainless steel sink inset to granite effect worktops with matching upstands. Fitted gas hob with glass splashback behind, and hood over. Electric oven. Integrated washing machine and fridge.

Cellar

Separated into two separate spaces, each with power supply and lighting. Ideal for storage/workshop.

Dining Room 14'9" x 11'4" (4.52m x 3.46m)



With rear facing double glazed window, and featuring a multi fuel burner within a brick fireplace forming the focal point of the room

Lounge 14'10" x 12'3" (4.54m x 3.75m)



Front facing with double glazed window with central heating radiator.

First Floor

Master Bedroom 14'11" x 12'4" (4.57m x 3.78m)



Front facing bedroom with double glazed window, decorative fireplace, laminate flooring, central heating radiator.

Bedroom Two 11'6" x 11'3" (3.52m x 3.45m)



Rear facing double room, with fitted wardrobes, laminate flooring and double glazed window

Bathroom



Fitted with a suite in white, comprising WC, hand wash basin, and a shower cubicle with electric shower. Full tiling to walls, and tiled floor. central heating radiator, side facing double glazed window.

Bedroom Three 11'0" x 16'0" (3.36m x 4.89m)



Front facing double glazed window, central heating radiator. Access to an under-eaves store/wardrobe of generous proportions

Bedroom Four 15'0" x 11'1" (4.59m x 3.40m)



A further double size bedroom with rear facing window, laminate flooring and central heating radiator.

External

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End terrace

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 - On Road

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

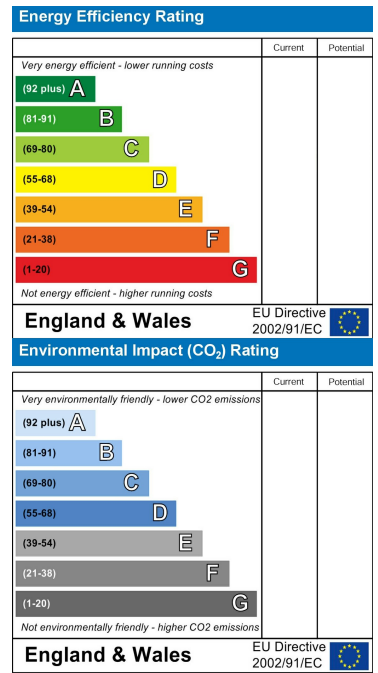


TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham, Barnsley, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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