



159 Barnsley Road, Wath-Upon-Dearne, Rotherham, S63 6DZ

**Asking Price £145,000**

Offered with impressive standards within is this perfect first time buyers property situated to be within this popular location. Sitting within impressive gardens, set back from the main road, benefits from a recent course of modernisation and is within catchment of well regarded local schooling.

## 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 composite entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Kitchen 5'10" x 8'9" (1.78 x 2.68)

Fully fitted wall and base units, roll top work surfaces, rear facing UPVC double glazed window, side facing double glazed door, space for a oven, and a fridge-freezer, stainless steel sink with side drainer and mixer tap and has tiled splash back.

## Dining Room 8'9" x 14'11" (2.69 x 4.57)

A dual aspect room with upvc glazing and central heating radiator, with space and plumbing for an automatic washing machine and useful under stair storage.

## Lounge 12'0" x 14'7" (3.66 x 4.46)

With rear facing upvc window and central heating radiator with the focal point of the room being the feature fireplace.

## Master Bedroom 10'5" x 14'4" (3.20 x 4.39)

With rear facing upvc window, central heating radiator and range of fitted wardrobes.

## Bedroom Two 8'8" x 12'7" (2.66 x 3.86)

With rear facing upvc window and central heating radiator.

## Bedroom Three 9'5" x 7'3" (2.88 x 2.23)

With upvc window and central heating radiator.

## Bathroom

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

## External

Enjoying pleasant good sized lawned gardens front and

rear, situated to be on the slip road set back from the main road. To the rear is a raised decked patio area and gardens of good extent.

## Material Information

Council Tax Band - A

Tenure - Freehold

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 - 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



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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](http://www.merryweathers.co.uk)

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

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

