



52 Oak Lea Avenue, Wath-Upon-Dearne, Rotherham, S63 6LU

Asking Price £130,000

Occupying an enviable corner plot is this spacious three bedroom end terrace property. Offered with no onward vendor chain, there is a rear conservatory overlooking the good sized rear gardens. Benefiting from a downstairs WC the property is situated to be within catchment for highly regarded local schooling both primary and secondary.

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.

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.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 11'11" x 12'6" (3.65 x 3.82)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Kitchen 14'0" x 9'10" (4.27 x 3.00)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units, with rear facing UPVC double glazed French doors entering the rear conservatory.

Conservatory 9'10" x 12'6" (3.00 x 3.83)



With upvc glazing to include rear facing french patio doors.

Side Porch

With side facing entrance door, under stair storage hosting the central heating boiler and access to WC

Ground Floor WC

With low flush WC and wash hand basin.

Master Bedroom 12'11" x 9'10" (3.96 x 3.01)



With front facing upvc window and central heating radiator.

Bedroom Two 9'11" x 8'11" (3.04 x 2.74)



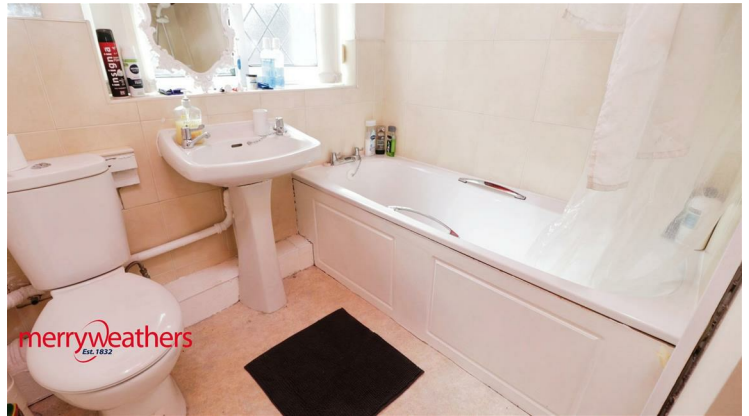
With rear facing uvpc window and central heating radiator.

Bedroom Three 8'2" x 6'10" (2.50 x 2.10)



With rear facing upvc window and central heating radiator.

Bathroom 7'0" x 8'5" (2.15 x 2.58)



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

With gardens of good extent to the rear, with the property enjoying a spacious corner plot.

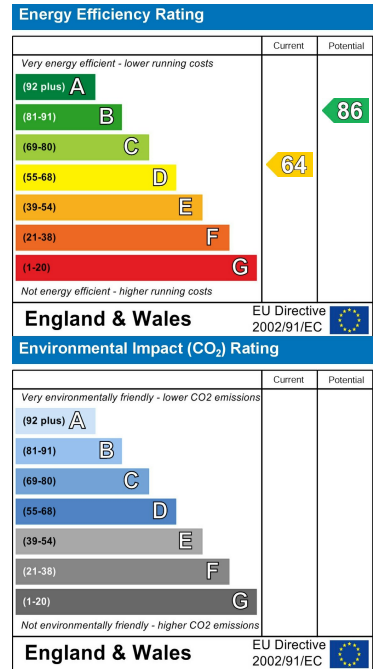
Floor Plan



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

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