



14 Cadman Street, Wath-Up-on-Deerne, Rotherham, S63 7DP

Guide Price £190,000

*** GUIDE PRICE £190,000 - £195,000 ***

Situated upon this no through road enjoying impressive standards within, is this family sized semi detached property originally built by Eton Construction. Enjoying catchment for highly regarded local schooling both primary and secondary, the Dearne Valley parkway is within easy reach providing ease of access to the M1 / A1 motorway networks. With nearby lake and countryside walks on the doorstep 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.

Material Information

Council Tax Band - B

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 - 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.

Entrance Hallway

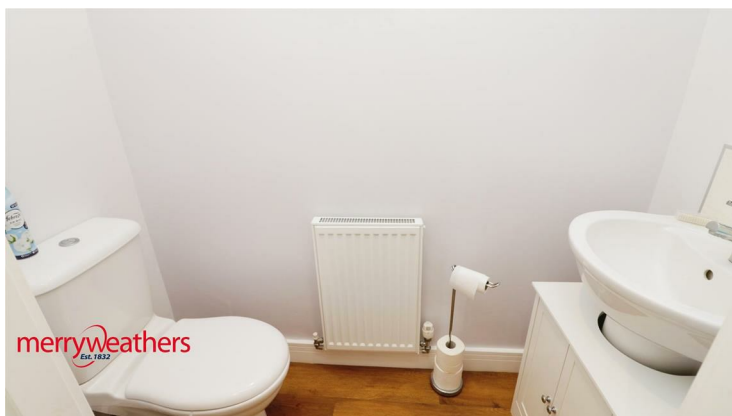


With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

Utility / Boiler

Useful storage cupboard housing the central heating boiler and space and plumbing for an automatic washing machine.

Downstairs WC



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

Dining Kitchen 12'5" x 15'9" (3.80 x 4.81)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an gas hob, with electric oven below and extractor above. There are integrated items to include a fridge and freezer, with plumbing for a dishwasher if required.

Lounge 15'11" x 11'1" (4.87 x 3.40m)



With rear facing upvc window, central heating radiator and upvc french doors overlooking the well appointed rear gardens.

Landing

Providing loft access, to the fully boarded loft via pull down ladder.

Principal Bedroom 9'4" x 12'7" (2.86 x 3.85)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 9'1" x 12'0" (2.79 x 3.67)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 6'6" x 8'0" (1.99 x 2.45m)



With a rear facing upvc window and central heating radiator.

Bathroom

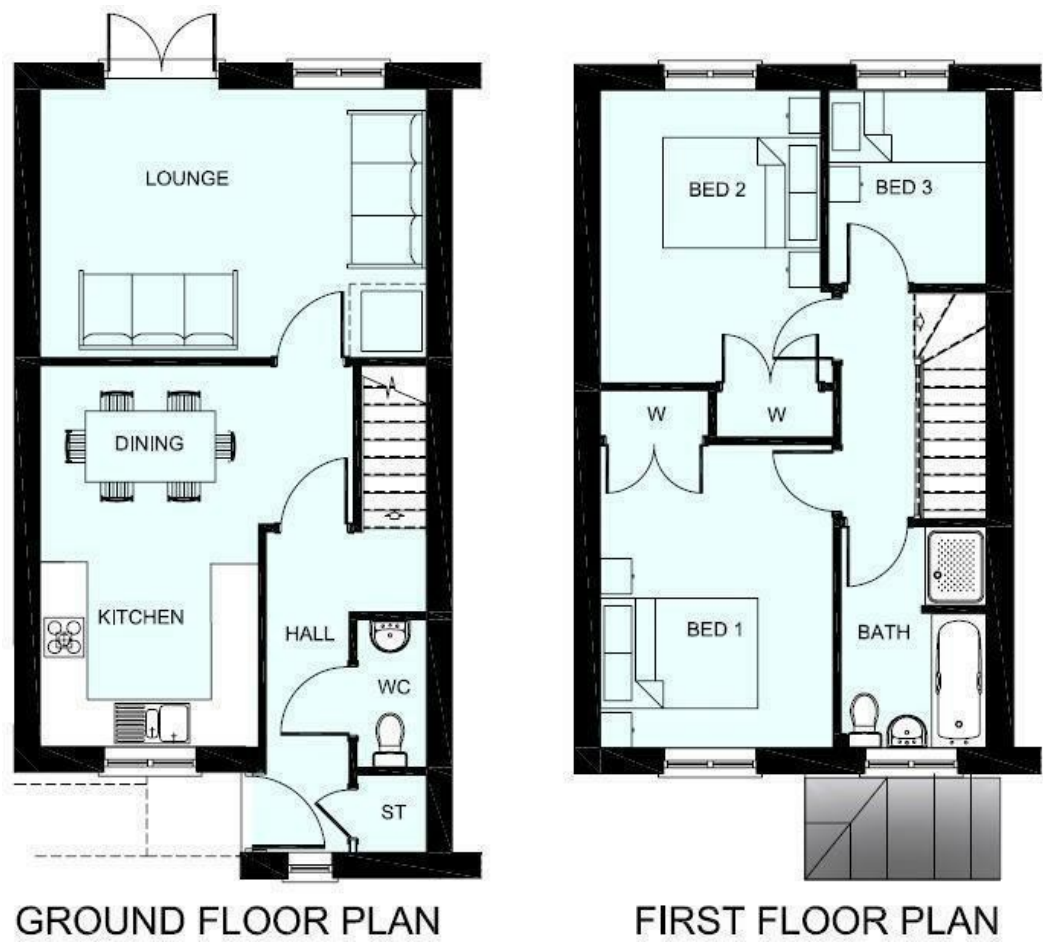


Hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the front of the property is a driveway providing off road parking, with secure gated access to the rear. There is useful external storage provided in the way of a timber shed, with laid to lawn gardens with paved patio areas.

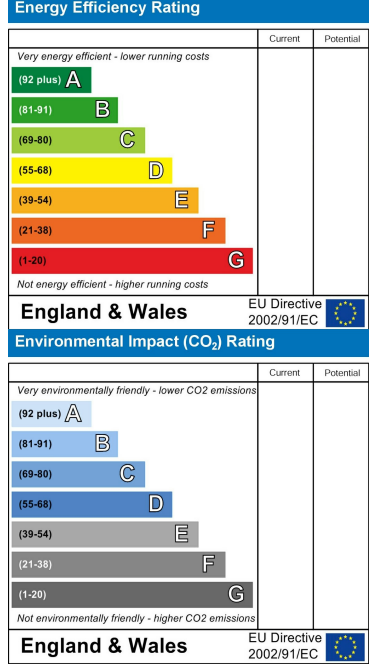
Floor Plan



Area Map



Energy Efficiency Graph



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