



30 Wath Wood Road, Wath-Upon-Dearne, Rotherham, S63 7TN

Offers In Excess Of £210,000

This semi-detached house, located in a desirable area with excellent amenities and transport links, offers immense potential for transformation into a charming family home with its spacious layout, three bedrooms, two reception rooms, garage, garden, and off-street parking, making it an ideal investment opportunity for families, first-time buyers, and investors.

Call MERRYWEATHERS BARNSELEY on 01226 730850 to arrange your viewing today.

Property Introduction

We are delighted to present this semi-detached house for sale. Despite requiring renovation, this property holds immense potential for transformation into a charming family home. This house benefits from a spacious layout, encompassing three bedrooms, two well-proportioned reception rooms, and a kitchen.

The bedrooms are generously sized, with two double rooms and one single room, offering versatility for a range of buyers. The reception rooms are a key highlight, one boasting large windows that allow an abundance of natural light to flood the space. The second reception room offers a tranquil view of the garden, creating a calming environment for relaxation or entertainment.

The property is situated in a highly sought-after location, with excellent public transport links, local amenities, and reputable schools nearby. This location makes it an ideal property for families, first-time buyers, and investors alike.

Additional unique features of this property include off-street parking, a single garage, and a garden. These assets add substantial value to this semi-detached house. The garden, in particular, provides a private outdoor space to enjoy, particularly during the warmer months.

This property is within council tax band C, further highlighting its affordability for first-time buyers or investors.

In summary, this semi-detached house represents a fantastic investment opportunity with the potential for significant returns following renovation. With its unique features, potential for personalisation, and prime location, we anticipate high interest. We recommend arranging a viewing at your earliest convenience to avoid disappointment.

Entrance Hall

With a front facing timber door, central heating radiator and stairs raising to the first floor accommodation.

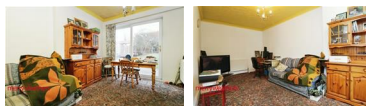
Lounge 11'6" x 11'3" (3.52 x 3.45)



With a front facing UPVC bay window, central heating

radiator, decorative coving to the ceiling and the focal point of the room being the electric fire.

Dining Room 9'7'4" x 21'3" (304 x 6.48)



With rear facing UPVC sliding doors, central heating radiator and decorative coving to the ceiling.

Kitchen 7'6" x 18'0" (2.29 x 5.49)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a range of wall, base and drawer units. With space and plumbing for an automatic washing machine and central heating radiator.

Bathroom 7'9" x 6'8" (2.37 x 2.05)



With a four piece suite comprising of a corner bath, pedestal hand wash basin, bidet and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One



With a rear facing UPVC window, central heating radiator and built in storage cupboards.

Bedroom Two



With a front facing UPVC window and central heating radiator.

Bedroom Three



With a front facing UPVC window and central heating radiator.

Front Elevation

To the front of the property is a laid to lawn garden with drive to the side which in turn leads to the detached single garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

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 with garage

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.

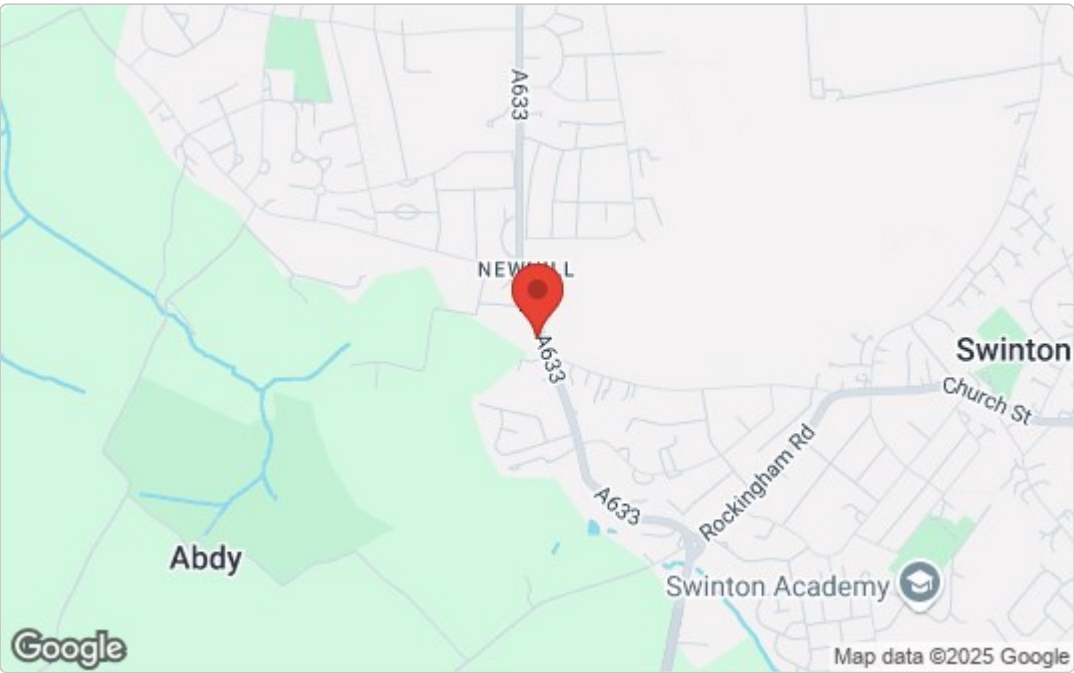
<https://www.groundstability.com/public/web/home.xhtml>

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

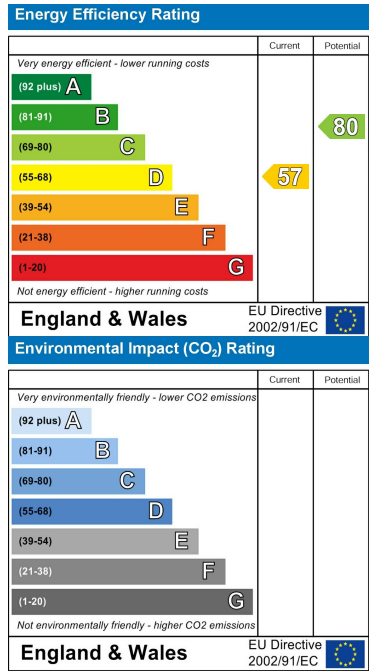
Floor Plan



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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