



21 Whitworth Lane, Wath-Upon-Dearne, Rotherham, S63 6FS

Asking Price £170,000

Situated upon an envious cul de sac location is this well presented modern two bedroom semi detached property. Providing an ideal first time buyer purchaser or retired couple alike the property is in walking distance of of the attractive Manvers Waterfront and nearby walks. Within easy reach of the motorway network ideal for the commuter.

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 - 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 - 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.

Dining Kitchen 14'11" x 9'3" (4.56 x 2.82m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with oven, microwave and four ring gas hob with extractor above, space and plumbing for an automatic washing machine and breakfast bar. The kitchen also benefits from an integrated dishwasher.

Lounge 10'8" x 12'5" (3.27 x 3.79m)



Spacious reception room with french doors entering the conservatory area

Conservatory 9'6" x 13'5" (2.92 x 4.11m)



Built upon a brick base with upvc glazing and enjoying views over the rear garden.

Bedroom One 9'10" x 12'5" (3.02 x 3.80m)



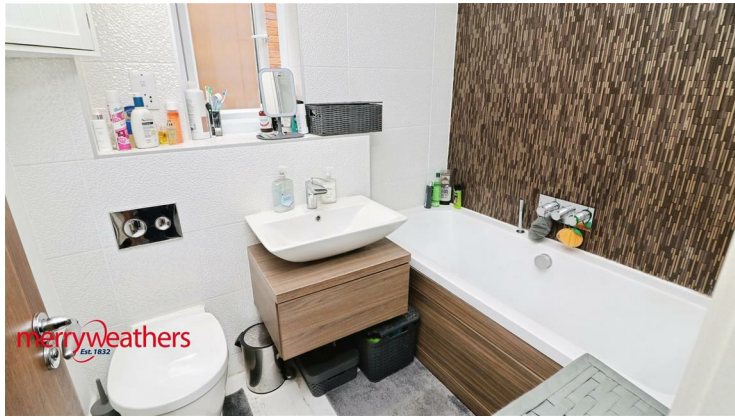
With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 8'5" x 12'6" (2.59 x 3.83m)



With two front facing upvc windows and central heating radiator

Bathroom



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

Downstairs WC

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

External



With driveway for more than one vehicle with EV charging point. To the rear is a low maintenance garden with prefabricated garden shed.

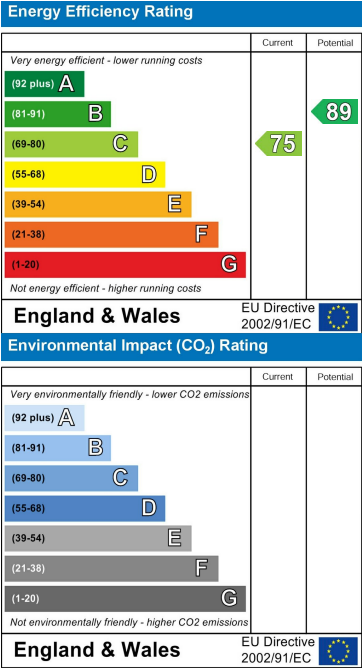
Floor Plan



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

