



Moor Road, Wath-upon-Deane Rotherham S63 7RT

welcome to

Moor Road, Wath-Upon-Dearne Rotherham

MORE MORE MORE!.. Situated in this popular location, well placed for local amenities, schools & shops - this deceptively deceptively spacious mid terrace makes an excellent family home. Boasting well presented accommodation & a low maintenance garden - CALL NOW!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Providing access to the accommodation via a front facing entrance door. Having a central heating radiator and stairs rising to the first-floor landing.

Lounge

A well-proportioned reception room featuring a front facing window and a central heating radiator.

Dining Room

A versatile second reception room with a rear facing window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces incorporating a sink and drainer. Having an integrated gas hob, electric oven with cooker hood over and a washing machine. Boasting a rear facing window and door, a central heating radiator and access to the cellar.

Landing

Providing access to the first-floor accommodation. Having a central heating radiator.

Bedroom One

A generously sized principal bedroom having a front facing window and a central heating radiator.

Bedroom Two

Situated on the second floor, a good-sized bedroom having a rear facing window and a central heating radiator with access to an

En Suite fitted with a hand wash basin and WC.

Bedroom Three

A well-proportioned bedroom having a rear facing window and a central heating radiator.

Bathroom

Fitted with a bath and shower, a hand wash basin and WC. Having a side facing window and a central heating radiator.

Exterior

To the rear of the property is a low-maintenance block paved garden, providing an ideal space for outdoor seating and entertaining.



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welcome to

Moor Road, Wath-Upon-Dearne Rotherham

- Spacious 3 bedroom mid terrace. EPC E. Council Tax A
- Popular location in Wath - excellently placed for amenities, schools, transport links & the serene Wath Lake
- Excellent family home
- Well presented accommodation throughout
- 2 reception rooms (lounge, dining room) & kitchen

Tenure: Freehold EPC Rating: E
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120705



Property Ref:
MXB120705 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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