



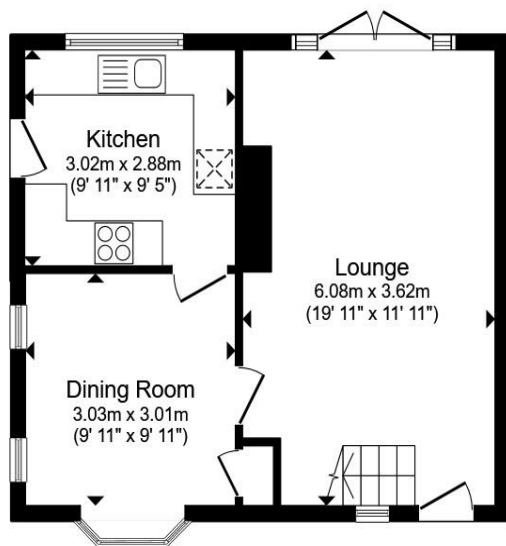
Mount Pleasant Road, Wath-Upon-Deane Rotherham S63 7JE

welcome to

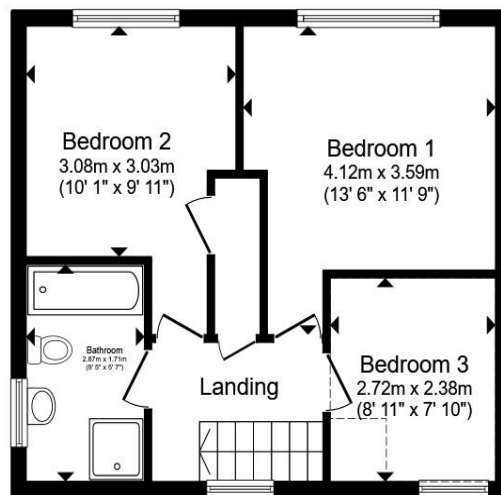
Mount Pleasant Road, Wath-Upon-Dearne Rotherham

A PLEASANT SURPRISE AT MOUNT PLEASANT RD!! Situated in this highly sought after area, excellently placed for amenities, schools, shops & transport links - this semi-det home sits on a generous corner plot & boasts stunning, modern style accommodation - CALL NOW TO VIEW!

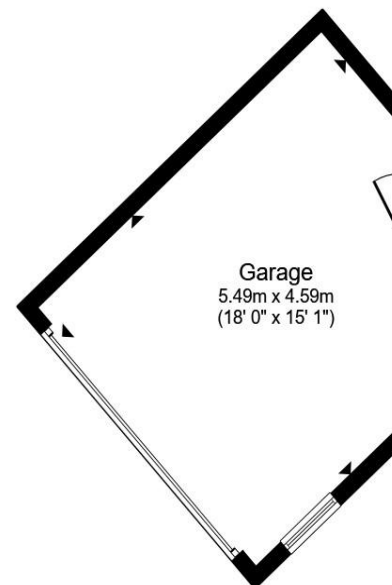




Ground Floor



First Floor



Garage

Total floor area 103.7 m² (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Ground Floor:

Lounge

19' 9" to max x 11' 10" into recess (6.02m to max x 3.61m into recess)

Dining Room

9' 10" x 10' (3.00m x 3.05m)

Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

1st Floor:

Landing

Bedroom One

13' 7" to max x 11' 9" into recess (4.14m to max x 3.58m into recess)

Bedroom Two

9' 11" x 13' 5" to max (3.02m x 4.09m to max)

Bedroom Three

7' 9" x 8' 11" (2.36m x 2.72m)

Bathroom

Outside:

Garage

18' 9" x 15' 1" (5.71m x 4.60m)

welcome to

Mount Pleasant Road, Wath-Upon-Dearne Rotherham

- Spacious 3 bedroom semi-det on a generous sized corner plot. EPC D. Council Tax A
- Highly sought after location of Wath - excellently placed for local amenities, schools, shops, parks, transport links & Wath Lake
- Beautifully presented accommodation throughout
- 2 reception area
- Driveway & garage providing off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119552



Property Ref:
MXB119552 - 0004

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.

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