



Fitzwilliam Street, Wath-upon-Dearne ROTHERHAM S63 7HG

welcome to

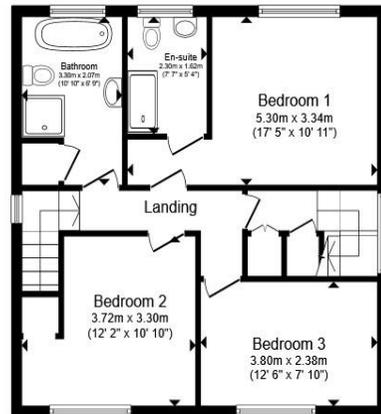
Fitzwilliam Street, Wath-upon-Dearne ROTHERHAM

LORD OF THE MANOR! Blending the charm of the old with the sophistication of the new, this magnificent property delivers the very best of family living. With its generous proportions, elegant finishes & considered layout, it is a home to be admired - and one to be cherished. CALL NOW!

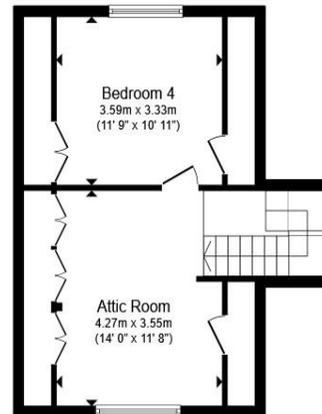




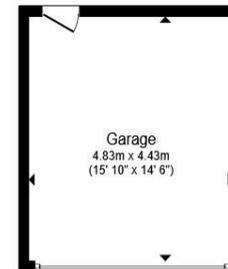
Ground Floor



First Floor



Second Floor



Garage

Ground Floor:

Entrance Porch

Entrance Hallway

Downstairs W.C

Lounge

13' 11" max x 16' 1" max (4.24m max x 4.90m max)

Kitchen/Dining Room

10' 11" x 24' 11" (3.33m x 7.59m)

Utility Room

1st Floor:

Landing

Bedroom One

10' 1" x 9' 8" max (3.07m x 2.95m max)

En-Suite

Bedroom Two

12' 1" max x 10' 9" max (3.68m max x 3.28m max)

Bedroom Three

7' 10" x 12' 6" max (2.39m x 3.81m max)

Bathroom

2nd Floor:

Bedroom Four

Total floor area 176.8 m² (1,903 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

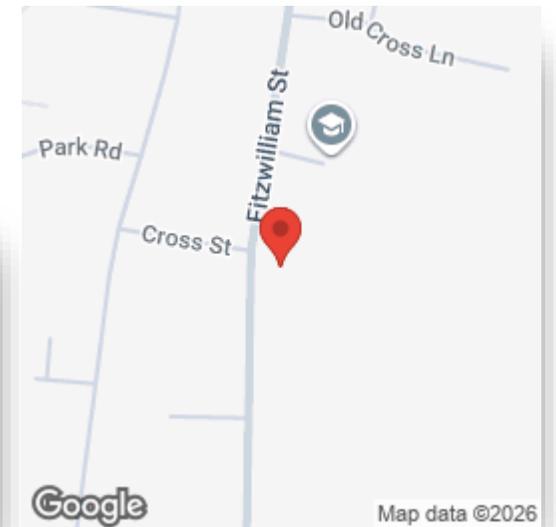


welcome to

Fitzwilliam Street, Wath-upon-Dearne ROTHERHAM

- A beautifully presented detached family home blending period charm with modern style
- Sought after street in this popular location - excellently placed for local amenities, schools, shops, transport & Wath Lake
- Immaculately presented with elegant finishes and flawless detail in every room
- Stunning contemporary kitchen/diner with central island, integrated appliances & separate utility
- D/stairs W.C, principal bedroom with stylish ensuite plus family bathroom - comfort across all levels

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119346



Property Ref:
MXB119346 - 0007

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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