merryweathers
Est. 1832









123 Sandygate, Wath-Upon-Dearne, Rotherham, S63 7PN

Offers In Excess Of £290,000

This detached dormer bungalow is offered for sale in Wath-upon-Dearne and provides ease of access to both Rotherham and Barnsley. The property requires modernising, presenting an opportunity for buyers wishing to update and configure the accommodation to their own preferences.

Located within Rotherham's Wath-upon-Dearne area, the bungalow benefits from access to local amenities including shops, supermarkets and everyday services in the town centre. A range of primary and secondary schools are available in the surrounding area, making the location suitable for households needing convenient educational options. The property is sold with no onward vendor chain.

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-Dearne 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 Inforamtion

Council Tax Band - D
Tenure - Freehold
Property Type - 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.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge 11'11" x 14'7" (3.64 x 4.47m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Bedroom 11'6" x 16'6" (3.52 x 5.04m)



With a front facing upvc window with central heating radiator and comprehensive fitted wardrobes.

Bedroom 8'0" x 12'5" (2.45 x 3.80)



With a rear facing upvc window and central heating radiator.

Dining Kitchen 10'10" x 15'10" (3.32 x 4.83m)




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

Conservatory 14'9" x 8'2" (4.50 x 2.50m)



Built upon a brick base with upvc glazing to include a rear facing entrance doors and enjoying views over the rear garden.

Bedroom 9'10" x 12'0" (3.02 x 3.67)

With front facing upvc window and access to the ensuite.

En Suite



With shower cubicle, wash hand basin and WC.

Bedroom 7'5" x 11'5" (2.27 x 3.50m)




With rear facing upvc glazing.

Bathroom



Hosting a three piece suite comprising of a paneled bath pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage secured by an up and over garage door, with power and lighting.

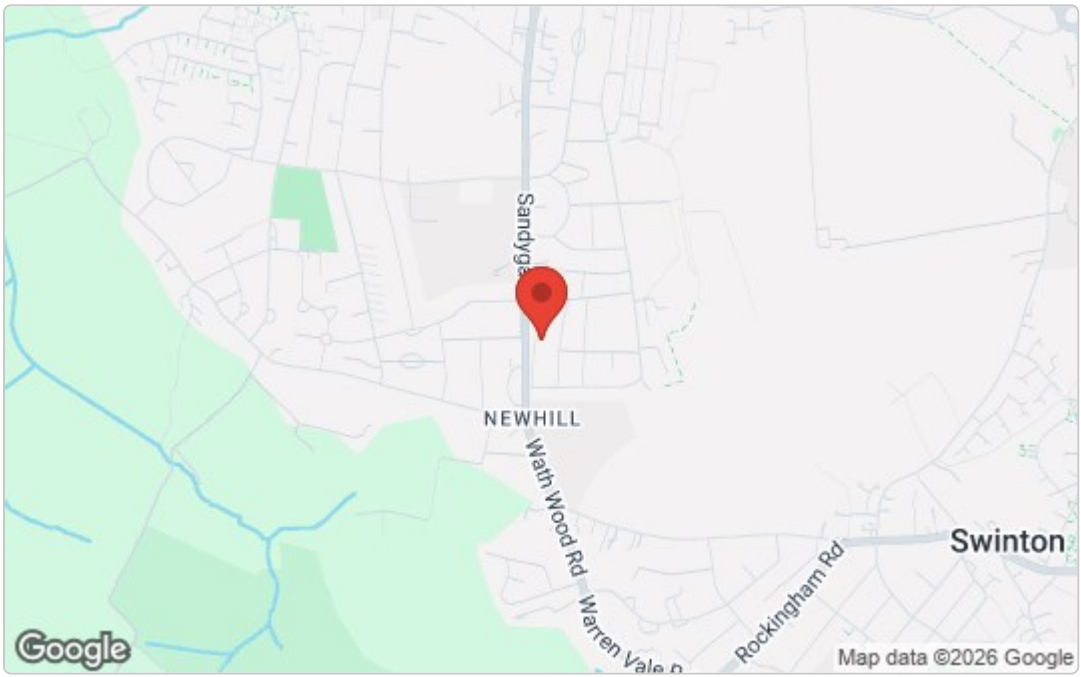
External

To the front of the property is a driveway providing off road parking, which in turn leads to the garage. To the rear is an impressive landscaped laid to lawn garden with impressive patio area and fencing.

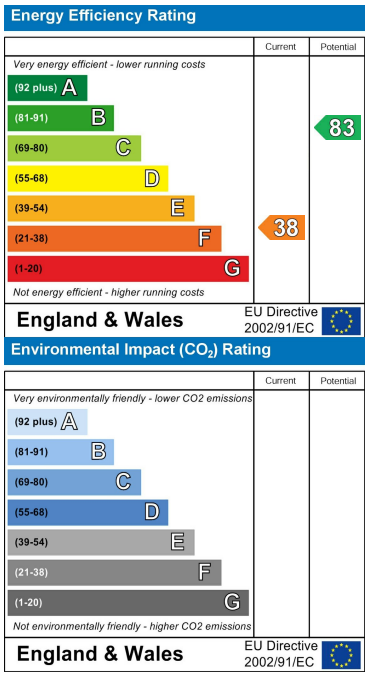
Floor Plan



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.

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The Property Ombudsman

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