



Carnley Street, Wath-upon-Deane Rotherham S63 6AZ

welcome to

Carnley Street, Wath-Upon-Dearne Rotherham

HOME IS WHERE YOUR STORY BEGINS! Making an excellent purchase for first time buyers / investors alike, this beautifully presented, stone fronted end terrace must be viewed. Boasting spacious accommodation with 2 reception rooms & a delightful low maintenance garden. CALL NOW!



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."

Lounge

The lounge has a front-facing lounge with a uPVC window and entrance door, complemented by a radiator. Natural light is provided via the front aspect window, creating a bright and welcoming living space.

Dining Room

A practical and versatile space suitable for family dining and entertaining, having a rear facing uPVC window, radiator, and access to the cellar via an internal door.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a sink and drainer, integrated electric hob and oven, with space and plumbing for a washing machine. Benefiting from a rear-facing uPVC window and door providing natural light and access to the outside.

Landing

The landing area fitted with a radiator and providing access to the first-floor accommodation.

Bedroom One

A spacious front-facing bedroom featuring a uPVC window, radiator, and a range of fitted wardrobes providing ample storage space. A bright and comfortable principal bedroom.

Bedroom Two

A rear-facing bedroom with a uPVC window and radiator. Benefiting from a useful built-in storage cupboard housing the boiler, the room offers practical accommodation with additional storage

space.

Bedroom Three

A well-proportioned third bedroom with a side-facing window providing natural light, radiator, and a built-in storage cupboard offering practical storage space. Ideal as a child's bedroom, guest room, or home office.

Bathroom

Fitted with a three-piece suite comprising a paneled bath, separate shower enclosure, hand wash basin, and low-flush WC, a rear-facing window providing natural light and a radiator. A well-appointed family bathroom offering both bath and shower facilities.

Outside

To the rear is a low-maintenance garden area laid with decorative pebbles, providing an ideal space for outdoor seating and entertaining. Enclosed and easy to maintain, the garden offers a practical outdoor space for relaxing and enjoying the warmer months.

Agents Note

Please note that the property benefits from a right of way providing access for the removal and movement of bins.



view this property online williamhbrown.co.uk/Property/MXB120479



welcome to

Carnley Street, Wath-Upon-Dearne Rotherham

- Charming 3 bedroom end terrace. Stone fronted.
Council Tax A. EPC tbc
- Popular location of West Melton - excellently placed
for local amenities, schools, shops, transport links
- Beautifully presented throughout -move in condition
- Spacious - lounge, dining room, kitchen
- Delightful low maintenance rear garden

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

guide price



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120479



Property Ref:
MXB120479 - 0002

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.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk