



Brampton Road, Wath-Upon-Deerne Rotherham S63 6AU

welcome to

Brampton Road, Wath-Upon-Dearne Rotherham

A HOME ISN'T A PLACE IT'S A FEELING! Deceptively spacious and beautifully presented, this 2 bedroom home is perfect for first-time buyers, boasting generous living accommodation in a popular location, well placed for shops, schools, amenities & transport links. CALL NOW!





Ground Floor

Lounge

Kitchen/Diner

1st Floor

Bedroom 1

Bedroom 2

Bathroom

Rear Garden

welcome to

Brampton Road, Wath-Upon-Dearne Rotherham

- 2 bedroom mid terrace home. Council Tax A. EPC tbc
- Excellently placed for shops, schools, amenities & transport links
- Beautifully presented throughout
- Generous, modern style kitchen
- Low maintenance rear yard

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

£110 000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120639



Property Ref:
MXB120639 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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