



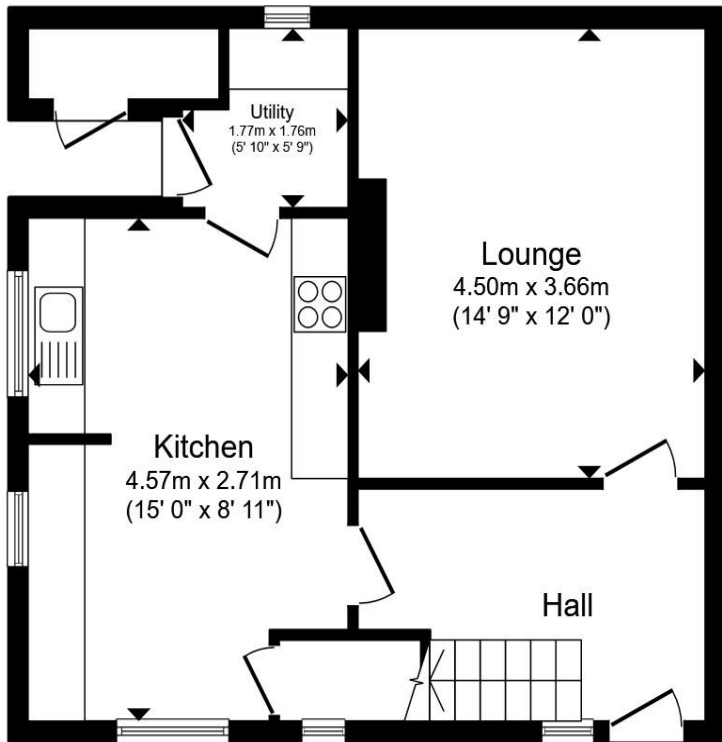
**Shakespeare Road, Wath-Upon-Dearne Rotherham S63 6EA**

**welcome to**

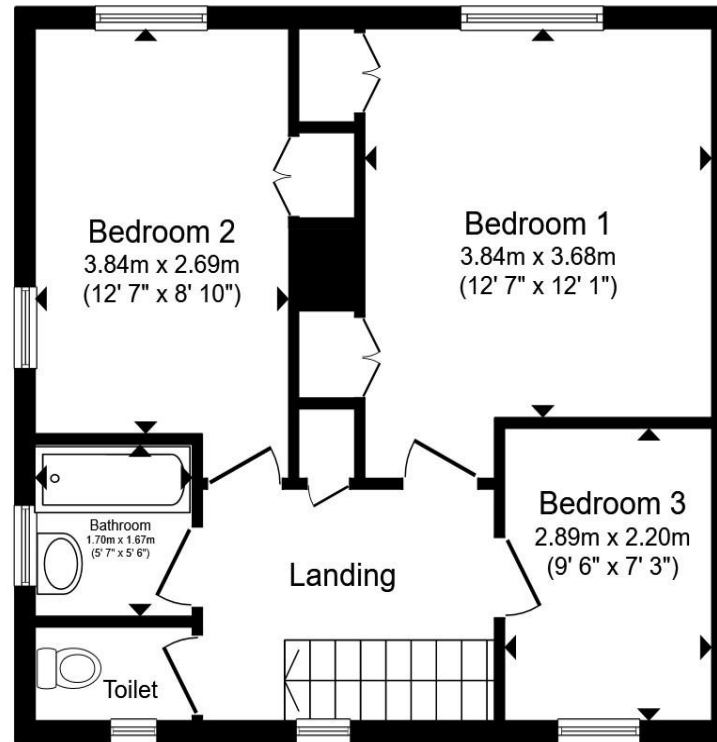
**Shakespeare Road, Wath-Upon-Dearne Rotherham**

TO BUY OR NOT TO BUY? Definitely yes! Beautifully presented 3-bed semi on Shakespeare Rd. Featuring a utility room, lovely front & rear gardens, and ideally placed for schools, shops, transport links & Cortonwood Retail Park—perfect for family living. CALL NOW!





**Ground Floor**



**First Floor**

- Ground Floor:**
- Entrance Hallway
- Lounge
- Kitchen/ Dining Room
- Utility Room
- 1st Floor:**
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Separate W.C
- Exterior:**

Total floor area 96.0 m<sup>2</sup> (1,034 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](http://www.propertybox.io)



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## Shakespeare Road, Wath-Upon-Dearne Rotherham

- 3 bedroom semi-detached. Council Tax A. EPC tbc
- Excellently placed for amenities, schools, shops, transport links & Cortonwood Retail Park
- Beautifully presented throughout
- Utility room
- Delightful front & rear gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120130](http://williamhbrown.co.uk/Property/MXB120130)



Property Ref:  
MXB120130 - 0002

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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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