

FOR SALE



High Street, Wath Upon Dearne
Guide Price £140,000

MARTIN&CO



High Street, Wath Upon Dearne

3 Bedrooms, 1 Bathroom

Guide Price £140,000

- Flexible reception spaces
- Three good sized bedrooms
- Four-piece family bathroom
- Ideal family or investment purchase
- Central High Street location

Guide Price £140,000 - £150,000

Occupying a central position on High Street in Wath Upon Dearne, this generously sized property presents an excellent opportunity for both growing families and investors looking for a property with plenty of potential. Offering well-proportioned accommodation across two floors, there is ample space to accommodate a range of lifestyles, with flexible reception areas and three good sized bedrooms.



The property is set back slightly from the road behind a small buffer garden, creating separation from the pavement and giving the front aspect a pleasant sense of space. Steps to the side lead to the main entrance and into accommodation that offers an excellent foundation for further updating and personalisation.

The ground floor comprises a good sized living room that provides a comfortable space for everyday family life, along with a second reception room that adds flexibility to the layout. This additional room could suit a separate dining room, playroom, home office or an additional sitting area depending on individual requirements. The kitchen offers plenty of potential to create a practical and sociable space for cooking and dining.

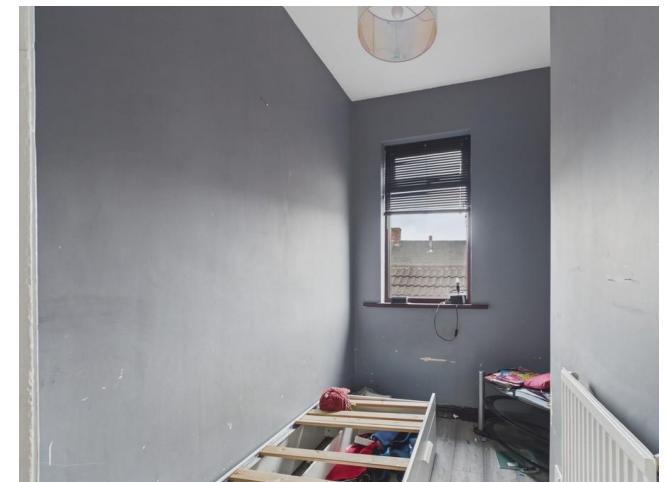
To the first floor are three good sized bedrooms, all offering comfortable proportions and suitable for a range of uses. The accommodation is completed by a four-piece family bathroom, fitted with a bath, separate shower, wash basin and WC, providing a practical arrangement for busy households.

Externally, the property benefits from a rear yard which offers outside space that can be used for seating, potted plants or low-maintenance outdoor living. The combination of generous internal proportions and manageable external areas makes this a property that could appeal to owner occupiers and landlords alike.

Wath Upon Dearne continues to be a popular location due to its range of local amenities and excellent transport connections. The High Street offers a variety of independent shops, cafes and every day services, while larger shopping facilities are easily accessible. Tesco Extra at Manvers and Asda at Wath Upon

Dearne provide convenient options for grocery shopping and everyday essentials.

For families, the area is served by several well-regarded schools including Wath Central Primary School, Wath Church of England Primary School and Wath Academy, all within easy reach. The nearby Montgomery Hall and leisure facilities also contribute to the area's strong sense of community. Commuters are particularly well catered for, with straightforward access to the A633 and A6023, leading to the A1(M) and M1 motorway networks. The nearby Manvers development provides further retail and employment opportunities, while larger centres including Rotherham, Barnsley and Doncaster can all be reached with relative ease. Public transport links are also readily available, with regular bus services connecting surrounding towns and villages. Properties of this size and versatility always attract interest from a broad range of buyers. Whether seeking a spacious home with room to adapt over time or an investment opportunity with strong long-term



potential, this property offers plenty of scope in a well-connected and established location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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