



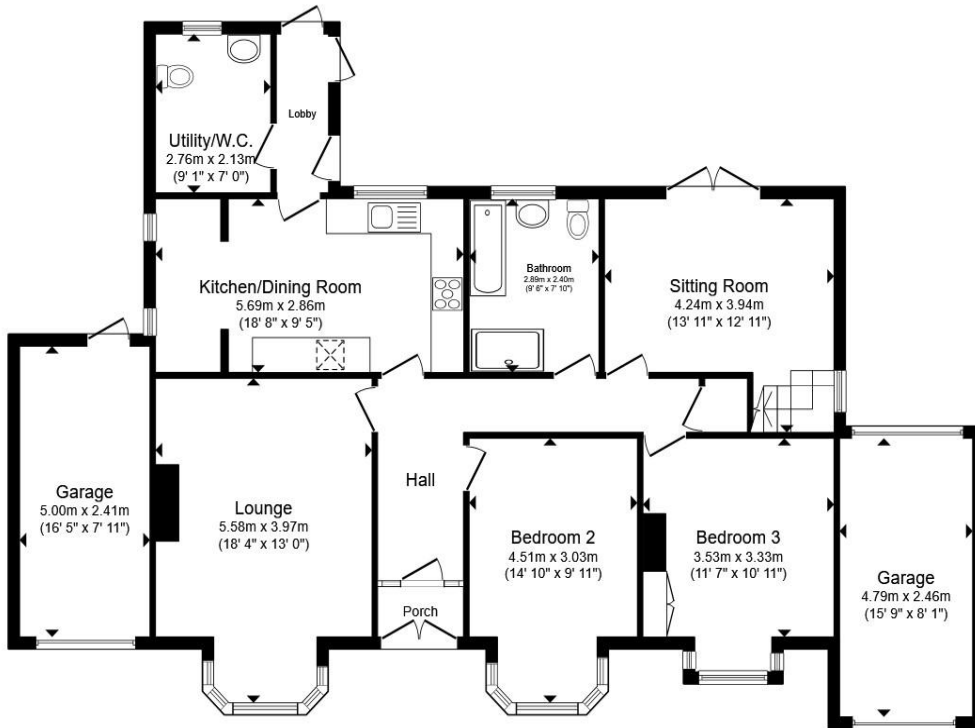
**Sandygate, Wath-Upon-Dearne Rotherham S63 7NP**

**welcome to**

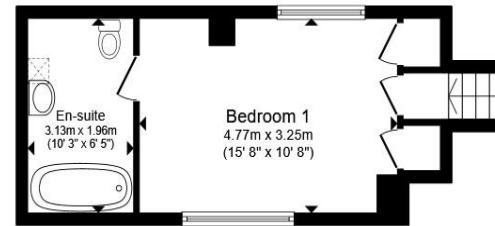
**Sandygate, Wath-Upon-Dearne Rotherham**

A TRADITIONAL TWIST! £400,000-£425,000 - Set on an exceptionally generous plot in a highly sought-after location, this elegant detached bungalow exudes grandeur, offering larger than life living with, 2 bathrooms, 3 garages, ample gated parking & a delightful garden. CALL NOW!





**Ground Floor**



**First Floor**

- Ground Floor:**
- Entrance Hallway**
- Lounge**
- Kitchen/Dining Room**
- Sitting Room**
- Rear Lobby**
- W.C./Utility Room**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- 1st Floor:**
- Bedroom One**
- En-Suite**
- Exterior:**
- X3 Garages**

Total floor area 159.0 m<sup>2</sup> (1,711 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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## Sandygate, Wath-Upon-Dearne Rotherham

- 3 bedroom detached bungalow on substantial plot.  
Council Tax D. EPC D
- Highly sought after location -well placed for amenities, schools, shops & transport links
- Absolutely stunning throughout - renovated to high, contemporary standard yet bursting with charm & elegance
- Larger than life living accommodation
- 2 bathrooms plus W.C/utility

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119773](https://www.williamhbrown.co.uk/Property/MXB119773)



Property Ref:  
MXB119773 - 0005

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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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