



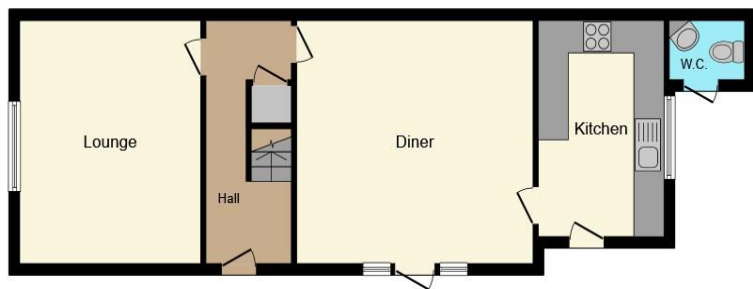
Elsecar Road, Wath-Upon-Deane Rotherham S63 6AG

welcome to

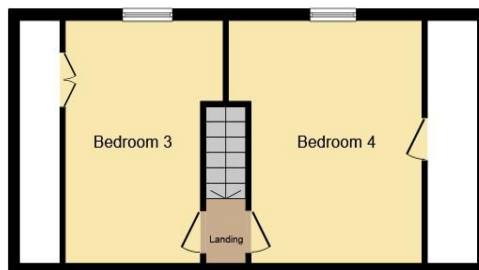
Elsecar Road, Wath-Upon-Dearne Rotherham

IEWS FOR DAYS! - Set in a highly sought-after location with a semi-rural feel, this charming 4-bed end-terrace boasts picturesque countryside views, a beautifully landscaped garden a tranquil setting perfect for relaxing and enjoying nature, a drive & double garage. Excellent family home-
CALL NOW!





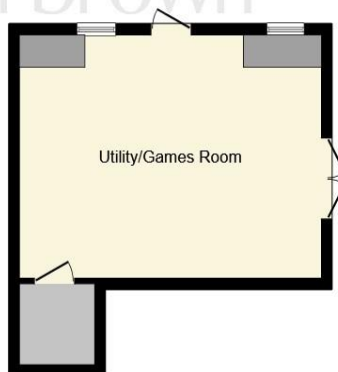
Ground Floor



Second Floor



First Floor



Outbuilding

william h brown

Ground Floor:

Entrance Hallway

Lounge

12' 5" x 12' (3.78m x 3.66m)

Dining Room

13' 8" x 14' 8" (4.17m x 4.47m)

Kitchen

13' x 8' 2" (3.96m x 2.49m)

1st Floor:

Bedroom One

15' 9" to wardrobes x 10' 7" (4.80m to wardrobes x 3.23m)

Bedroom Two

12' 5" x 12' (3.78m x 3.66m)

Bathroom

2nd Floor:

Bedroom Three

10' x 14' 9" (3.05m x 4.50m)

Bedroom Four

14' 9" into recess x 10' 5" (4.50m into recess x 3.17m)

Exterior:

Outside W.C

Double Detached Garage

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.focalagent.com

welcome to

Elsecar Road, Wath-Upon-Dearne Rotherham

- Deceptively spacious 4 bedroom end terrace with cottage feel
- Highly sought after semi-rural location
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & charming throughout. Lounge & dining room
- Driveway & detached double garage

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119008



Property Ref:
MXB119008 - 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