



Beech Road, Wath-Upon-Deane Rotherham S63 7AN

welcome to

Beech Road, Wath-Upon-Dearne Rotherham

YOU'RE SHORE TO LOVE THIS ONE! A lovely 3 bedroom mid-terrace, well presented throughout and boasting a rear yard. Excellently placed for Wath Lake, local schools, shops, amenities & transport links. An ideal first-time buyer or family home! CALL NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

A well-presented and inviting reception room, featuring a front-facing window and entrance door that allow plenty of natural light, complemented by a central heating radiator. The room offers a comfortable space for everyday living and relaxation.

Kitchen

A modern and well-appointed kitchen fitted with a range of wall and base units, together with a sink and drainer. Integrated appliances include an electric oven, gas hob with cooker hood, dishwasher, providing excellent convenience for everyday living. The room benefits from a rear-facing window and door offering access to the garden, while a further door leads down to the cellar, providing additional storage space.

Utility Room

A useful utility area fitted with plumbing for a washing machine, providing additional space for laundry appliances and household storage. The room benefits from a rear-facing window and door, offering natural light and convenient access to the garden.

Landing

Having a central heating radiator and providing access to the loft space, the landing serves all first-floor accommodation and offers a practical and well-connected area within the home.

Bedroom One

A generously proportioned principal bedroom featuring a front-facing window, a central heating radiator, and a range of fitted wardrobes providing excellent storage. The room offers a comfortable and

practical retreat with ample space for bedroom furnishings.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing window and a central heating radiator. Offering a bright and comfortable space, the room is ideal as a bedroom, guest room, or home office.

Bedroom Three

A well-proportioned third bedroom featuring a front-facing window and a central heating radiator. This versatile room offers flexible accommodation and could be utilised as a bedroom, nursery, home office, or hobby room to suit the needs of the buyer.

Bathroom

A well-appointed bathroom fitted with a bath, hand wash basin and W.C. The room benefits from a rear-facing window providing natural light, a central heating radiator, and a useful built-in storage cupboard housing the boiler.

Exterior

To the rear of the property is a low-maintenance resin patio, creating an attractive outdoor seating and entertaining area. Ideal for relaxing or dining al fresco, the space provides a practical and stylish extension to the living accommodation.



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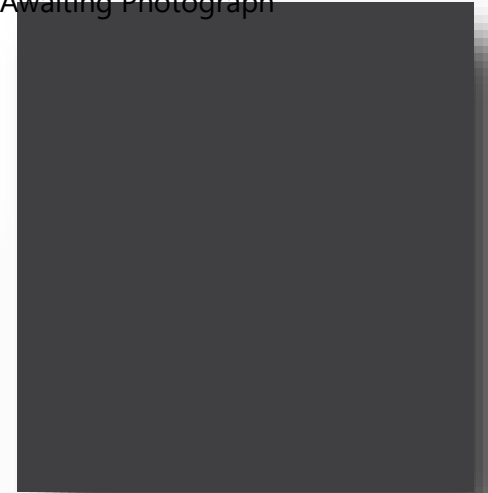
- Three bedroom mid-terrace. EPC E. Council Tax A
- Excellently placed for amenities, schools, shops, transport links & Wath Lake
- Well presented throughout
- Low maintenance rear yard
- Ideal for first-time buyer, investors & families alike

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

offers in the region of
£130 000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120653 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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