



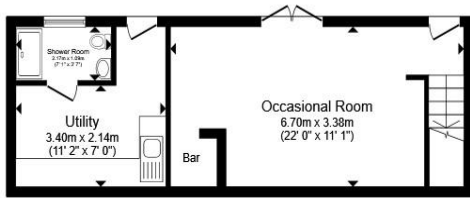
**Firth Road, Wath-Upon-Dearne Rotherham S63 6AJ**

**welcome to**

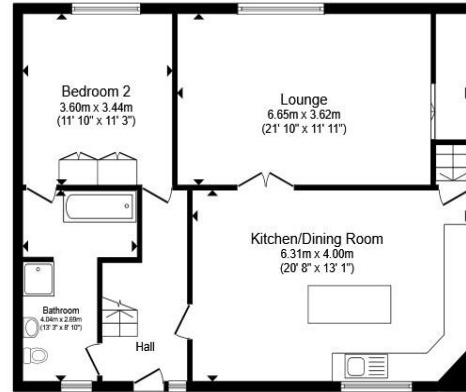
**Firth Road, Wath-Upon-Dearne Rotherham**

SEEING IS BELIEVING! A striking tri-level semi-detached bungalow in a prime spot! Stylish, spacious & ultra-versatile with modern living areas, occasional room, utility, 3 showers/baths, substantial drive, double garage, workshop, stunning garden & superb garden room. A must-see! CALL NOW!

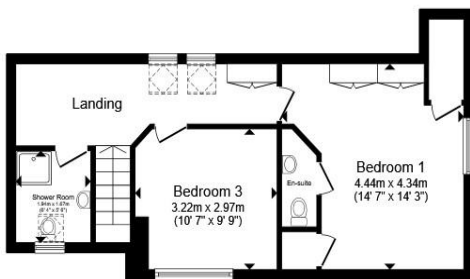




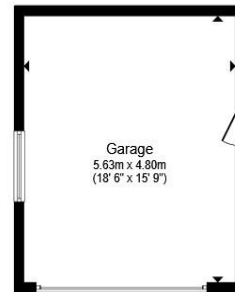
**Basement**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 183.4 m<sup>2</sup> (1,974 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)



**Ground Floor:**

**Entrance Hallway**

**Lounge**

**Kitchen/Dining Room**

**Bedroom Two**

**Bathroom**

**Lower Ground Floor:**

**Occasional/Living Room**

**Utility Room/Kitchen**

**Shower Room**

**1st Floor:**

**Landing**

**Bedroom One**

**En-Suite**

**Bedroom Three**

**Shower Room**

**Exterior:**

**Garden Room**

**Workshop**

welcome to

## Firth Road, Wath-Upon-Dearne Rotherham

- Unique 3 bedroom semi-detached bungalow. Council Tax D. EPC B
- Highly sought after location - excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout & larger than life
- Lower level living - with occasional room, shower room & utility / kitchen
- Ground floor - lounge, kitchen/diner, bedroom & bathroom. 1st floor - 2 bedrooms & shower room

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

**£330,000 - £340,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119866](http://williamhbrown.co.uk/Property/MXB119866)



Property Ref:  
MXB119866 - 0004

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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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