



**Fircrest Way, Wath-Upon-Dearne Rotherham S63 7GL**

welcome to

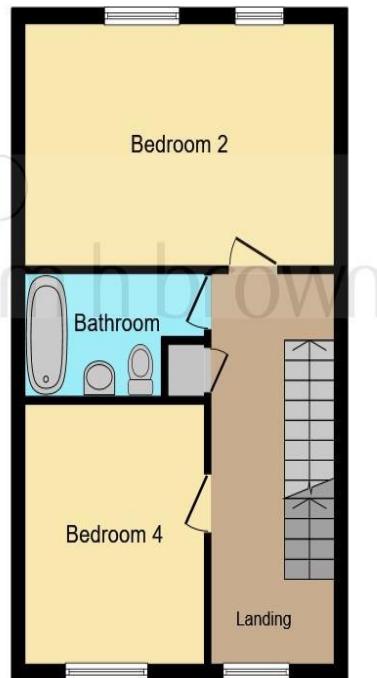
## Fircrest Way, Wath-Upon-Dearne Rotherham

I'M MOVING' ON UP! Wow is the first word that came to mind when we saw this absolutely beautiful 4 bedroom home. Boasting spacious & stylish accommodation, generous downstairs living space, en-suite, ample drive, garage & a beautiful rear garden. Ticking all the boxes of family living - CALL NOW!

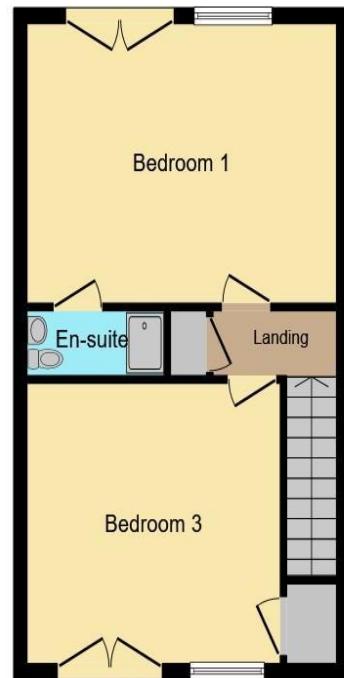




**Ground Floor**



**First Floor**



**Second Floor**

**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Kitchen**

**Separate Pantry/Larder**

**Living Room**

**Conservatory / Dining Room**

**1st Floor:**

**First Floor Landing**

**Bedroom Two**

**Bedroom Four**

**Bathroom**

**2nd Floor:**

**Second Floor Landing**

**Bedroom Three**

**Bedroom One**

**En-Suite**

**Exterior:**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Fircrest Way, Wath-Upon-Dearne Rotherham

- 4 double bedroom semi detached family home set over 3 floors, EPC C. Council Tax C
- Highly popular & modern development, well placed for amenities, schools, shops, Wath Lake & motorway links
- Absolutely stunning accommodation from top to bottom
- Spacious lounge, beautiful modern style kitchen, separate pantry/larder, conservatory/dining, sitting room
- Downstairs W.C, en-suite & family bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 169.00

Ground Rent: 136.73

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£280,000-£290,000**



view this property online [williamhbrown.co.uk/Property/MXB119256](http://williamhbrown.co.uk/Property/MXB119256)

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.



Property Ref:  
MXB119256 - 0003

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