



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



**welcome to**

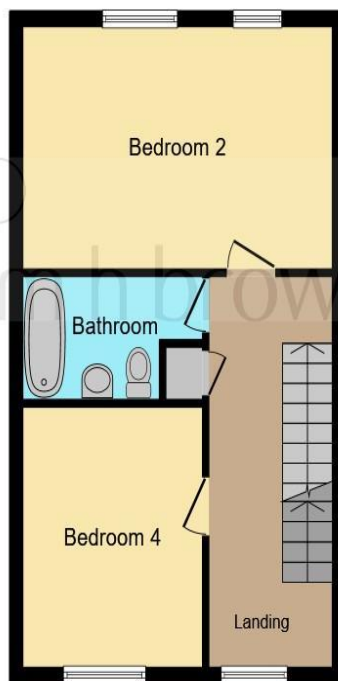
**Fircrest Way, Wath-Upon-Dearne Rotherham**

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!

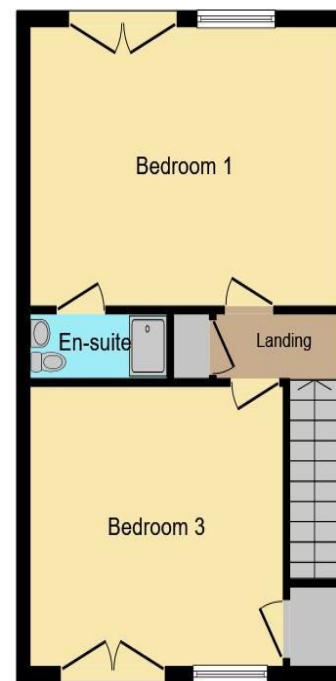




**Ground Floor**



**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**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
MXB119256 - 0003

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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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