





Carnley Street,Wath-Upon-Dearne Rotherham S63 6AZ

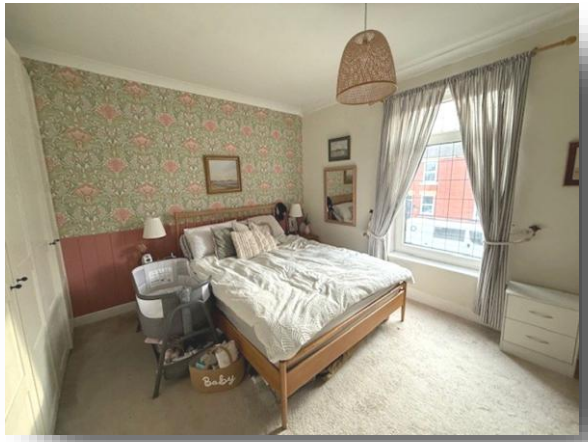
william h brown

welcome to

Carnley Street, Wath-Upon-Dearne Rotherham

RIGHT UP YOUR STREET! Beautifully presented 3-bedroom mid terrace in popular West Melton. Boasting a spacious lounge, kitchen & utility, 3 generous bedrooms, a delightful low maintenance rear garden & a useful garage. Close proximity to schools, shops & transport links. 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
An inviting and cosy living space, featuring a front-facing double glazed window and entrance door, complemented by a central heating radiator.

Kitchen
A modern-style kitchen fitted with a range of wall and base units, a sink and drainer, an integrated electric oven, gas hob and cooker hood. Having a double glazed window and door to the rear, along with a central heating radiator.

Utility Room
A useful addition to the home, housing space and plumbing for a washing machine. Having a rear-facing double glazed window and door.

Bedroom One
The primary bedroom, beautifully presented with neutral décor, featuring a front-facing double glazed window and a central heating radiator.

Bedroom Two
Beautifully presented throughout, featuring a front-facing double glazed window and a central heating radiator.

Bedroom Three
A well-presented third bedroom, benefiting from a rear-facing double glazed window and a central heating radiator.

Bathroom
Modernly fitted with a bath and shower over, a hand wash basin and WC. Having a rear-facing window and a central heating radiator.

Exterior
To the rear, the property boasts a low-maintenance artificial lawned garden, complemented by a patio seating area, creating an ideal space for outdoor relaxation and entertaining. In addition, the property benefits from a garage.

Garage
Fitted with power and lighting, featuring an up-and-over door, providing excellent storage.

welcome to

Carnley Street, Wath-Upon-Dearne Rotherham

- Charming 3 bedroom mid terrace. Council Tax A. EPC D
- Popular location of West Melton - excellently placed for local amenities, schools, shops, transport links
- Beautifully presented throughout
- Spacious with lounge, kitchen & utility room
- 3 spacious bedrooms

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/MXB120788

The Property Ombudsman

Property Ref:
MXB120788 - 0003

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.

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