



Roebuck Chase, Wath-Upon-Dearne Rotherham S63 6FH

welcome to

Roebuck Chase, Wath-Upon-Dearne Rotherham

HOME SWEET HOME! This beautifully presented home is an ideal choice for families, sitting on a generous-sized plot in a sought-after residential estate. Perfectly positioned for amenities, schools, shops, transport links, & the scenic Wath Lake, it offers convenience & charm in equal measure.





Agents Note

Ground Floor:

Entrance Hall

Downstairs W.C

Lounge

Kitchen/Dining Room

1st Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

External

welcome to

Roebuck Chase, Wath-Upon-Dearne Rotherham

- 3 bedroom end town house - perfect family home. EPC C. Council Tax B
- Sitting on a generous sized plot
- Sought after residential estate - excellently placed for amenities, schools, shops, transport links & Wath lake
- Beautifully presented throughout
- D/stairs W.C, kitchen/diner & lounge

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119853



Property Ref:
MXB119853 - 0005

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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