merryweathers
Est. 1832









60 Wath Wood Road, Wath-Upon-Dearne, Rotherham, S63 7TN

Offers In Excess Of £400,000

OFFERED WITH NO ONWARD VENDOR CHAIN

Within this beautiful detached home you will find original parquet flooring upon entrance, with the property offering additional living accommodation thanks to the double story rear extension. With manageable laid to lawn gardens to the rear which benefit from a Southerly aspect and open aspect beyond an early inspection is thoroughly recommended.

The property is ideally situated for the commuter with rail links available to Edinburgh & London at nearby Swinton Train Station and access to the M1 / A1 motorway network within 15 minutes.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

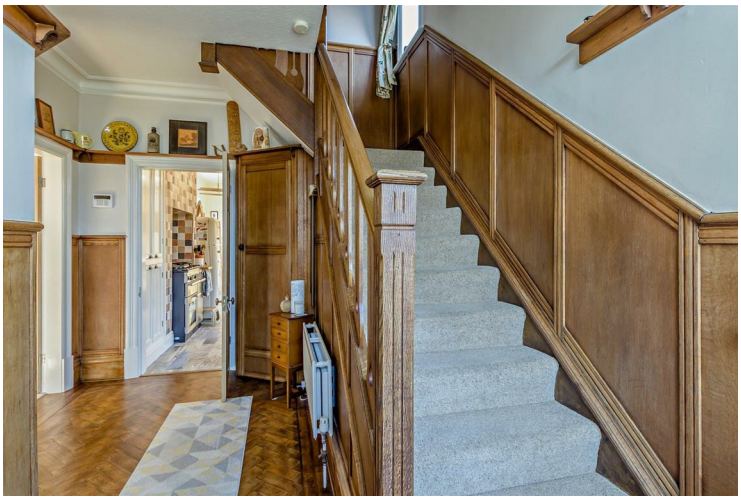
Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Material Information

Council Tax Band - E
Tenure - Freehold
Property Type - Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway



Stunning entrance reception room, hosting original parquet flooring and wood panelling with fitted storage and stairs rising to the first floor accommodation.

Lounge 16'4" x 15'8" (4.98 x 4.79m)





With a front facing bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace hosting a multi fuel fire inset.

Dining Room 12'8" x .14'10" (3.88 x .4.54m)





Large formal dining room with rear facing upvc french doors, side facing upvc windows and central heating radiator.

Kitchen 18'7" x 10'0" (5.67 x 3.05m)







Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a Ceramic butler sink & drainer. The kitchen is recently refurbished fitted with a comprehensive bespoke range of wall, base and drawer units in ash with a solid oak work surface. There is space and plumbing for an

automatic washing machine, dishwasher and range oven, with a newly fitted tiled floor covering.

Rear Entrance
With entrance door to the rear garden and access to the ground floor wet room benefitting from under floor heating.

Rear Wet Room
Hosting a three piece suite comprising of an electric shower above a non slip flooring, stainless steel sink / drainer over a storage cupboard and low flush WC. With opaque window and central heating radiator.

Master Bedroom 14'6" x 13'5" (4.42 x 4.11m)
With a front facing upvc window, central heating radiator, range of fitted wardrobes and access to the en suite.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and double glazed window.

Bedroom Two 1000'7" x 13'11" (305 x 4.26m)
Forming part of the extension, this superb sized bedroom with fitted wardrobes, hosts a central heating radiator and upvc double glazed window.

Bedroom Three 12'8" x 14'10" (3.88 x 4.54)
With a rear facing upvc window overlooking the impressive gardens and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Landing

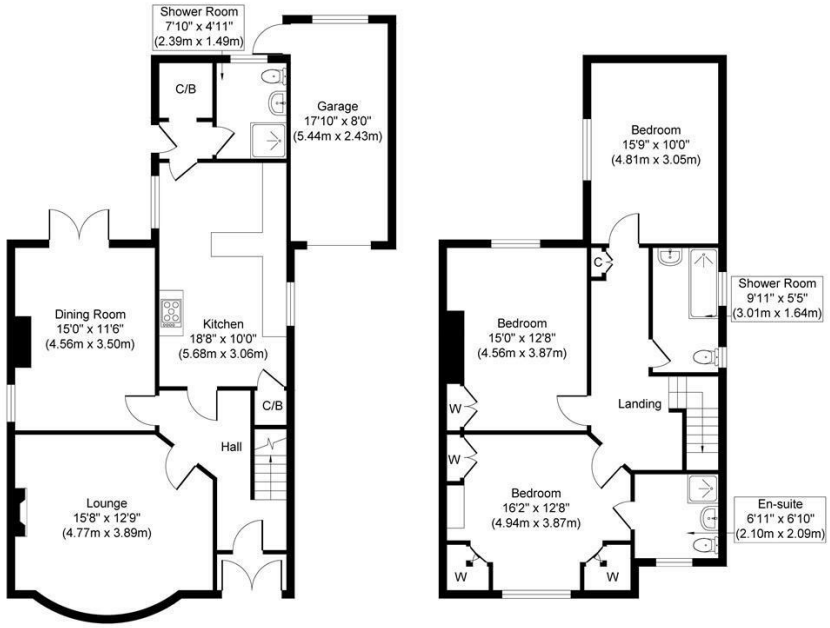


With side facing upvc window and access to the fully boarded loft.

Garage
Secured by a manual up and over door, hosting power and lighting with rear courtesy door.

External
To the front of the property is an impressive driveway providing parking for a number of vehicles, with a turning point. The driveway extends to the detached garage. To the rear are impressive mature and established gardens that are manageable due to the laid to lawn garden. Benefitting from an open aspect behind, the South facing gardens host a greenhouse and garden shed hosting a log burner. There are raised beds previously used for growing vegetables. With a number of fruit trees providing eating apples, pears and gooseberries.

Floor Plan

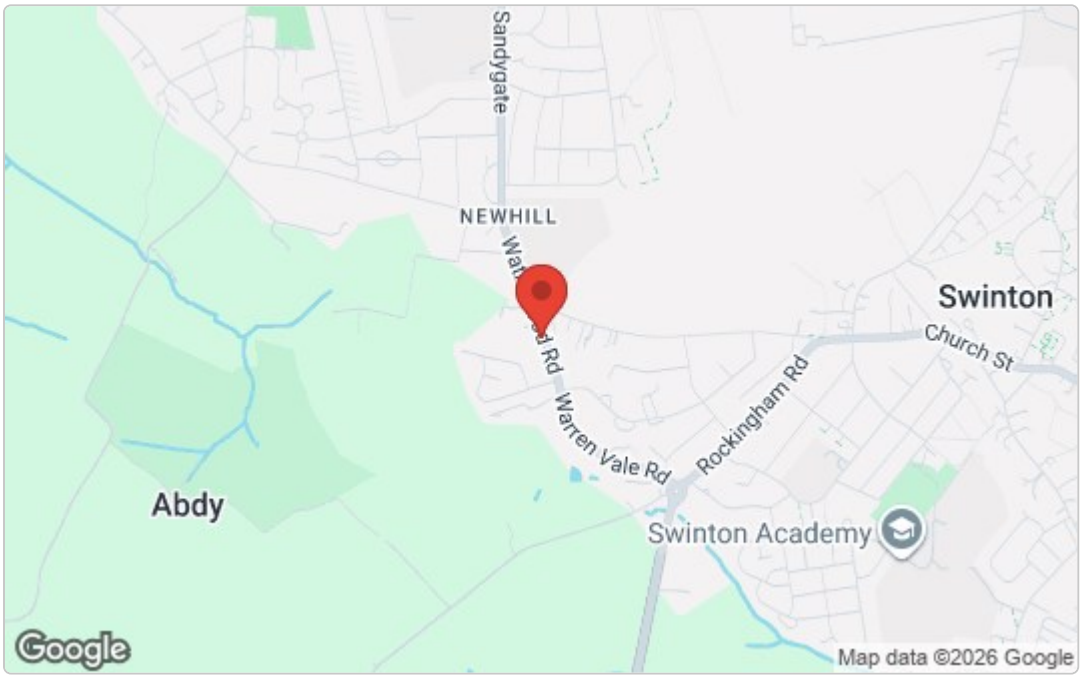


Ground Floor
Approximate Floor Area
929 sq. ft
(86.28 sq. m)

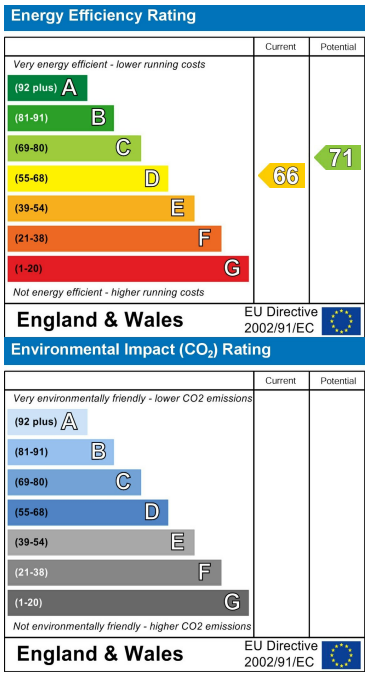
First Floor
Approximate Floor Area
763 sq. ft
(70.87 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2026 | www.houseviz.com

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk
Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG
Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk
Offices also at: Barnsley & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

naea | propertymark PROTECTED
The Property Ombudsman
mw Est. 1832