



Cemetery Road, Wath-Upon-Deane Rotherham S63 6LJ

welcome to

Cemetery Road, Wath-Upon-Dearne Rotherham

HOME SWEET HOME! A beautifully presented 3 bedroom semi-detached home in a popular Wath location. Featuring a spacious lounge & dining room, modern style kitchen/diner, generous rear garden and great access to local amenities, schools and transport links. Ideal family home - 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."

Entrance Hall

A welcoming entrance hall accessed via a front facing entrance door, featuring a side facing window which provides natural light and a central heating radiator. The hall also offers access to the ground floor accommodation.

Lounge

A cosy and inviting lounge featuring a front facing double glazed window that fills the room with natural light, complemented by a central heating radiator. A perfect space to relax and unwind.

Dining Room

A well-proportioned dining room featuring patio doors opening onto the rear garden, allowing for an abundance of natural light and providing an ideal space for entertaining and family meals. The room is complete with a central heating radiator.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, with space for a washing machine and fridge/freezer. The room benefits from a rear facing window and rear access door, a central heating radiator, and a useful pantry providing additional storage space.

Landing

Providing access to the first floor accommodation, the landing benefits from a side facing window allowing for natural light.

Bedroom One

A generously sized principal bedroom featuring a front facing window and a central heating radiator, creating a comfortable and relaxing space.

Bedroom Two

A well-proportioned and versatile bedroom featuring a rear facing window overlooking the garden which provides plenty of natural light, along with a central heating radiator. The room offers ample space for a range of bedroom furnishings.

Bedroom Three

A well-sized and versatile bedroom featuring a front facing window, a central heating radiator, and useful built-in storage, providing excellent space for clothing and additional household items.

Bathroom

Fitted with a three-piece suite comprising a shower cubicle, hand wash basin and low flush WC. The room benefits from a rear facing window providing natural light and a central heating radiator.

Outside

To the rear of the property is an enclosed lawned garden, complemented by a patio seating area and a decorative pebbled section, providing an ideal outdoor space for relaxation and entertaining.



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welcome to

Cemetery Road, Wath-Upon-Dearne Rotherham

- Spacious three bedroom semi-detached home.
Council Tax A. EPC tbc
- Well placed for schools, shops, amenities, parks & transport links
- Beautifully presented throughout
- Spacious - lounge, dining room & kitchen
- Front garden enhancing kerb appeal

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120515



Property Ref:
MXB120515 - 0004

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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