



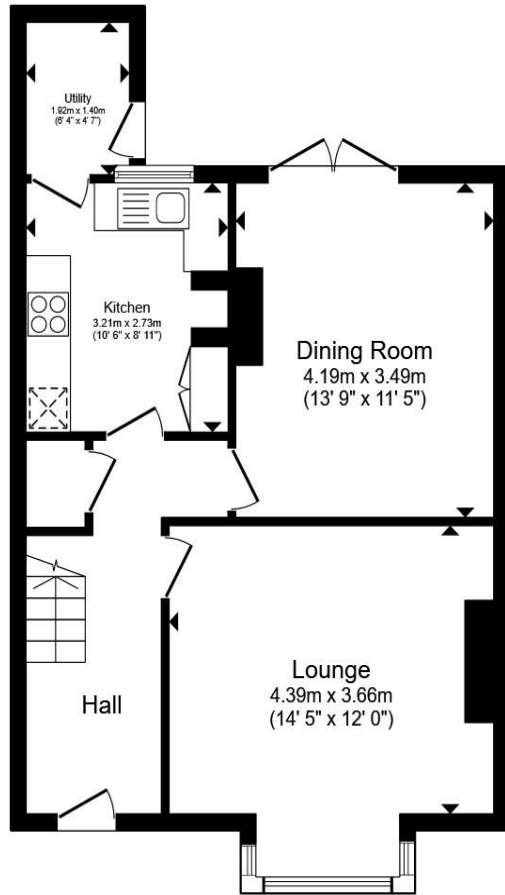
**Chapel Street, Wath-Upon-Dearne Rotherham S63 7RL**

**welcome to**

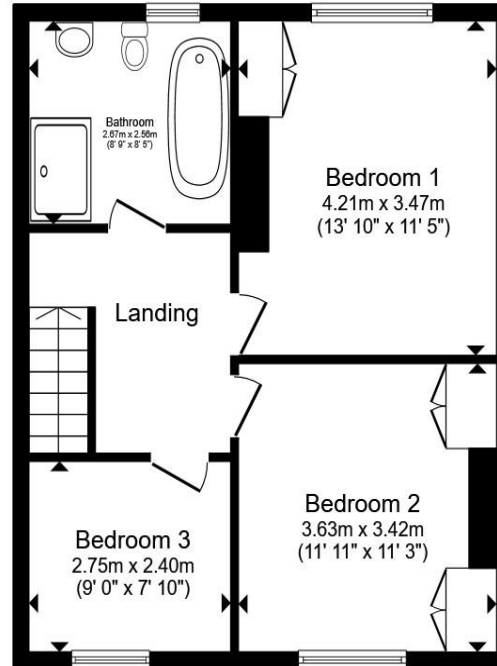
**Chapel Street, Wath-Upon-Dearne Rotherham**

MIXING THE OLD WITH THE NEW! Charming 3-bed period semi-detached with generous garden in Wath, full of original features throughout. Ideally located for amenities, schools & transport links. A characterful home in a highly popular area - internal viewing highly recommended. CALL NOW!





**Ground Floor**



**First Floor**

- Ground Floor:**
- Entrance Hallway**
- Lounge**
- Dining Room**
- Kitchen**
- Utility Room**
- Lower Ground Floor:**
- Cellar**
- 1st Floor:**
- Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Exterior:**

Total floor area 104.7 m<sup>2</sup> (1,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Chapel Street, Wath-Upon-Dearne Rotherham

- 3 bed semi-detached home. EPC D. Council Tax B
- Sought after location in Wath - well placed for amenities, schools, shops, transport links & field walks
- Beautifully presented throughout
- Character, period features
- Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120161](https://www.williamhbrown.co.uk/Property/MXB120161)



Property Ref:  
MXB120161 - 0006

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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.



william h brown



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)