



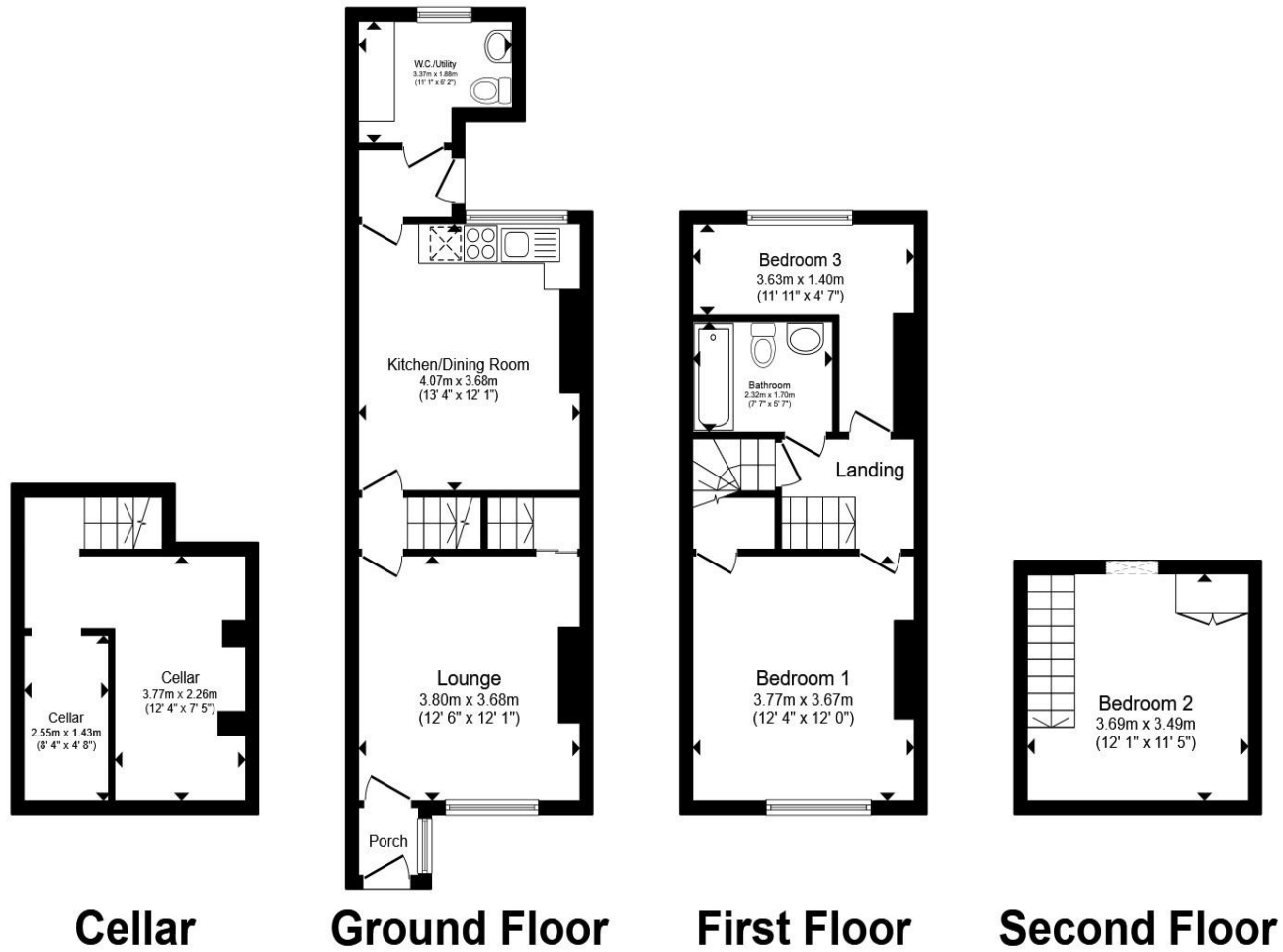
**Moor Road, Wath-Upon-Dearne Rotherham S63 7RS**

**welcome to**

**Moor Road, Wath-Upon-Dearne Rotherham**

MORE MORE MORE! Situated in this sought after street in Wath, this 3 bedroom mid terrace is set over 3 floors & boasts stylish & deceptively spacious accommodation throughout with a utility/W.C, a delightful rear garden with lawn, decked area & pagoda -Excellent family home! CALL NOW!





- Ground Floor:**
- Entrance Porch**
- Lounge**
- Kitchen/Dining Room**
- Hall**
- Downstairs W.C./Utility**
- Lower Ground Floor:**
- Cellar**
- 1st Floor:**
- First Floor Landing**
- Bedroom One**
- Bedroom Three**
- Bathroom**
- 2nd Floor:**
- Bedroom Two**
- Exterior:**

Total floor area 100.0 m<sup>2</sup> (1,076 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)



welcome to

## Moor Road, Wath-Upon-Dearne Rotherham

- 3 bed mid terrace set over 3 floors. Council Tax Band A. EPC D
- Sought after location - excellently placed for amenities, schools, shops, Manvers Lake, parks & Wath Rugby Club
- Beautifully presented, stylish & spacious accommodation throughout
- Lounge, kitchen/diner, downstairs W.C/utility
- Delightful garden to rear with decked area, pagoda & lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120290](http://williamhbrown.co.uk/Property/MXB120290)



Property Ref:  
MXB120290 - 0002

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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.



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