



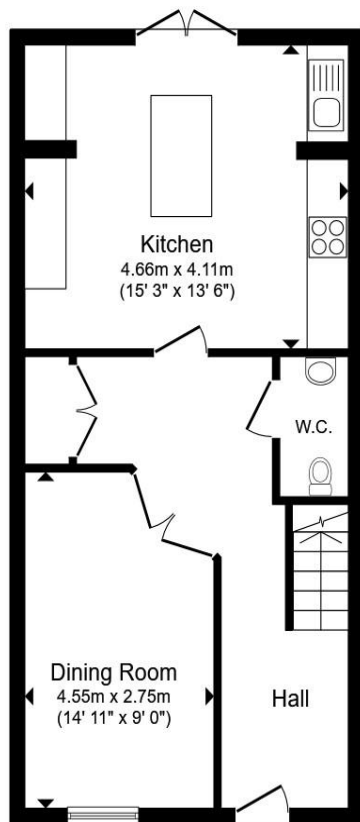
Stables Way, Wath-Upon-Deerne Rotherham S63 7DJ

welcome to

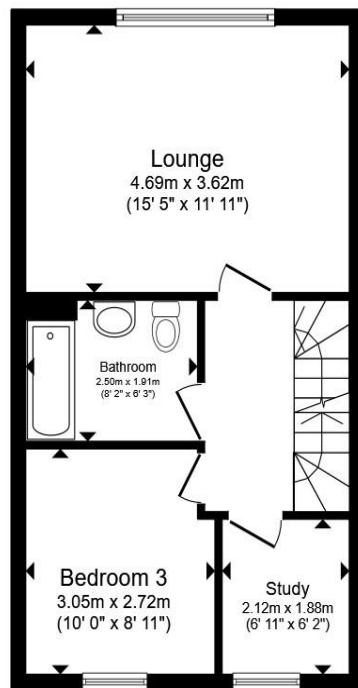
Stables Way, Wath-Upon-Dearne Rotherham

WE THINK THIS WILL BE AN ODDS ON FAVOURITE! A modern style 4-bedroom semi-det home over 3 floors, set on a prime corner plot within a delightful cul-de-sac. Immaculately presented, featuring 2 reception rooms, en-suite, driveway, garage & gardens. EXCELLENT FAMILY HOME!

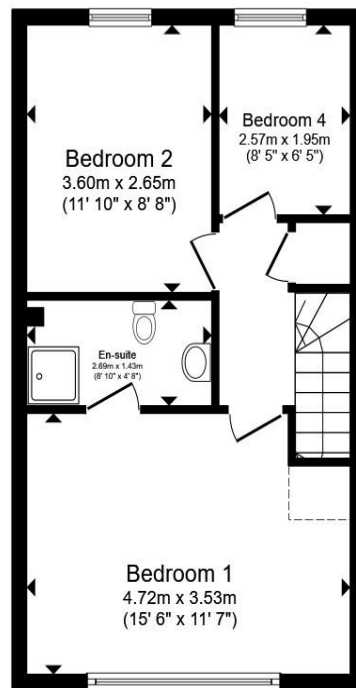




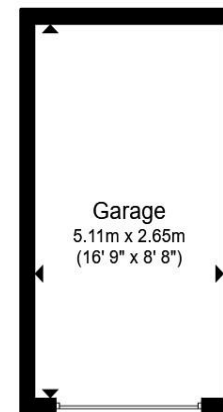
Ground Floor



First Floor



Second Floor



Garage

Total floor area 144.9 m² (1,560 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



Ground Floor:

Entrance Hallway

Downstairs W.C

Dining Room

Kitchen/Diner

1st Floor:

First Floor Landing

Lounge

Bedroom Three

Study

Bathroom

2nd Floor:

Second Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Four

Exterior:

Garage

welcome to

Stables Way, Wath-Upon-Dearne Rotherham

- Modern style 4 bedroom semi-det over 3 floors.
Perfect family home. Council Tax C. EPC C.
- Envious corner plot on delightful cul-de-sac position
- Highly sought after location - excellently placed for local amenities, schools, shops, transport links & Wath Lake
- Beautifully presented throughout
- Kitchen & reception room downstairs. Further reception room 1st floor

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120260



Property Ref:
MXB120260 - 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.

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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