



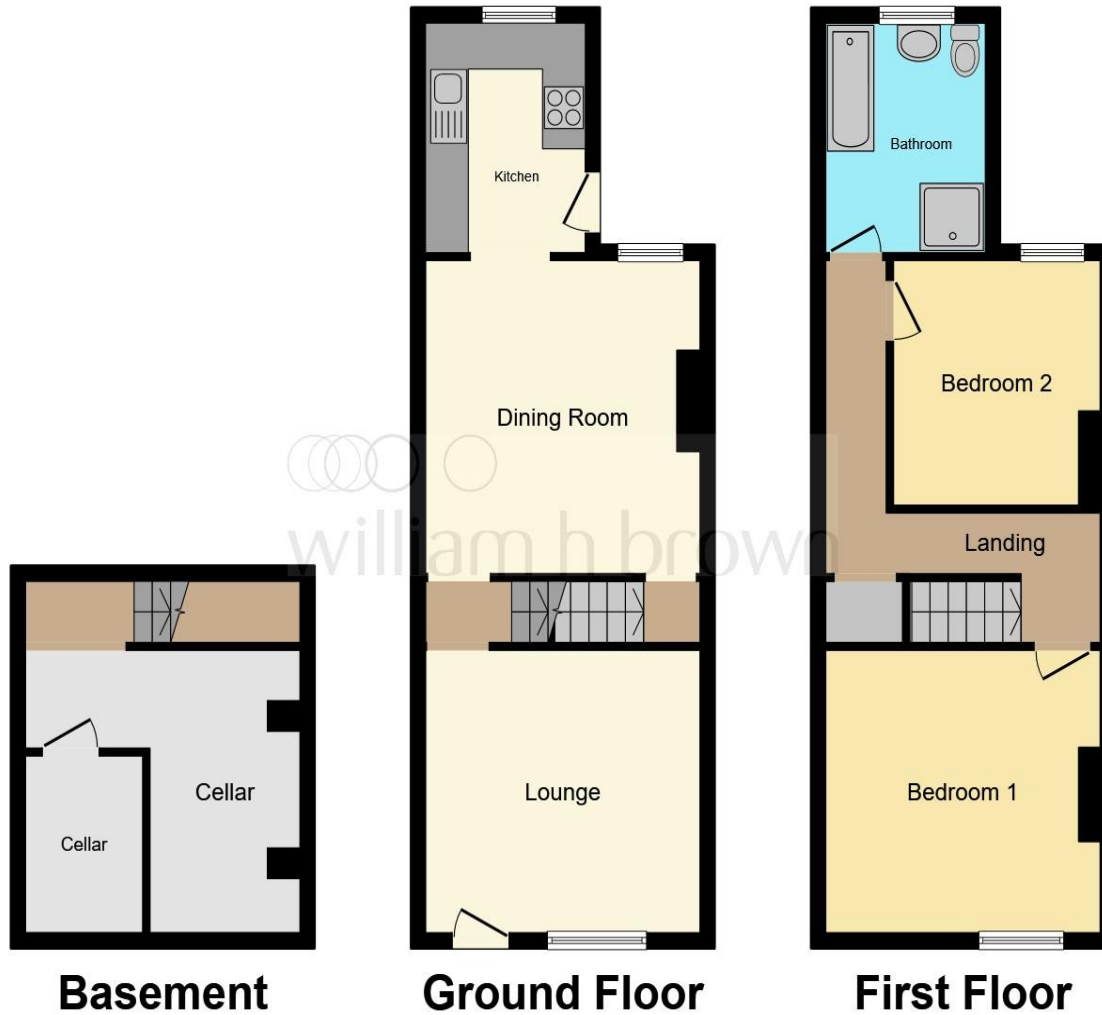
**Sandymount Road, Wath-upon-Deane Rotherham S63 7AD**

**welcome to**

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

MAKE WAVES AT SANDYMOUNT! A spacious property, ideal for first-time buyers & investors! Featuring 2 reception rooms, a kitchen, cellar & low maintenance rear yard. Excellently placed for schools, shops, transport links & Wath Lake. Don't miss out—book a viewing today! **CALL NOW!**





**Lounge**

**Dining Room**

**Kitchen**

**Lower Ground Floor:**

**Cellar**

**1st Floor:**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Outside**

**Agents Note**

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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Sandymount Road, Wath-Upon-Dearne Rotherham**

- Spacious 2 bedroom mid terrace. Council Tax A. EPC E
- Excellently placed for local amenities, schools, shops, transport links & Wath Lake
- Well presented accommodation throughout
- Spacious with lounge, dining room, kitchen & cellar
- Rear yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £120 000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120231](http://williamhbrown.co.uk/Property/MXB120231)



Property Ref:  
MXB120231 - 0005

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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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