



89 Winterwell Road, Wath-upon-Deerne, Rotherham, S63 6LY

**Asking Price £170,000**

An immaculate three-bedroom semi-detached house on Winterwell Road in Wath-upon-Deerne, offering a well-arranged layout with one reception room and a bathroom, EPC rating D, Council Tax Band A, and convenient access to local amenities, green spaces, schools and transport links to Sheffield, Doncaster and Leeds. The area is served by a selection of primary and secondary schools within a short drive, supporting families needs.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Lounge 17'3" x 12'11" (5.27 x 3.95m)



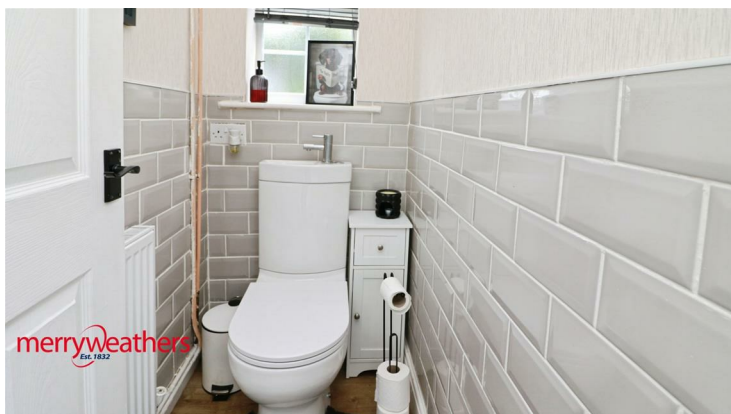
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation. The spacious reception room has a front facing aspect.

## Dining Kitchen



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include four ring gas hob, with oven below and extractor above. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the side lobby, with downstairs WC.

## Downstairs WC



With low flush WC and wash hand basin.

## Master Bedroom 12'10" x 9'11" (3.93 x 3.03m)



With front facing uvpc window, central heating radiator and fitted storage, hosting the central heating boiler.

### Bedroom Two 8'11" x 9'11" (2.72 x 3.03m)



With rear facing upvc window and central heating radiator.

### Bedroom Three 6'9" x 8'5" (2.08 x 2.58m)



With a rear facing upvc window and central heating radiator.

### Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External



To the front of the property is a driveway providing off road parking, with gated access to the rear. To the rear is a superb patio area, with low maintenance artificial lawn with seating area beyond with garden shed.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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