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Est. 1832

89 Winterwell Road, Wath-Upon-Dearne, Rotherham, S63 6LY

Asking Price £170,000

An immaculate three-bedroom semi-detached house on Winterwell Road in Wath-upon-Dearne, 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-Dearne 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.

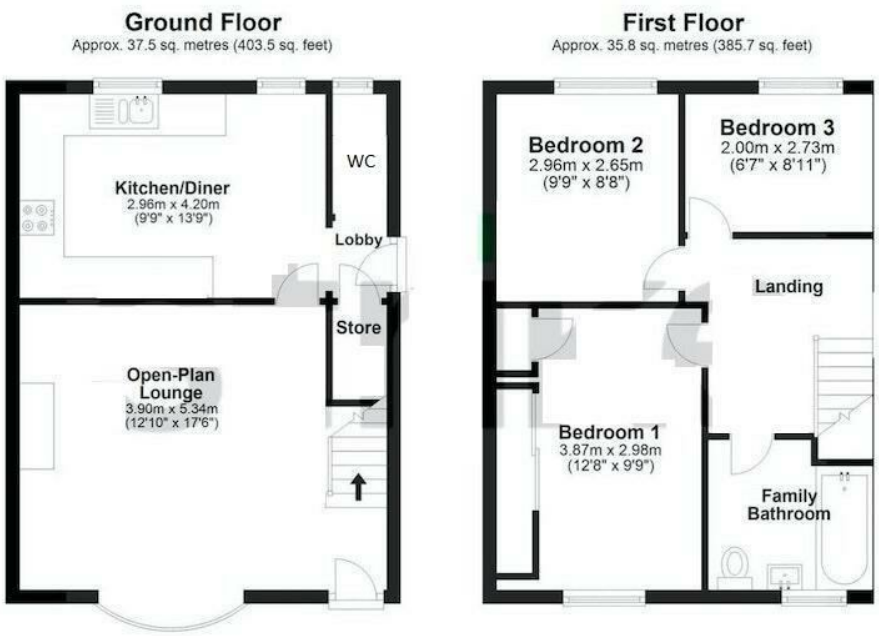
Bathroom

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

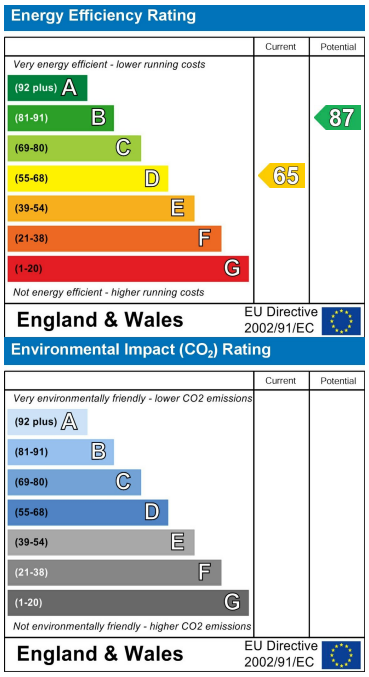
To the front of the property is a driveway providing off road parking, with gated access to the rear. To the rear is a superb patio area, with low maintenance artificial lawn with seating area beyond with garden shed.

Floor Plan



Area Map

Energy Efficiency Graph



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