



22 West End Road, Wath-Upon-Dearne, Rotherham, S63 6BH

**Asking Price £125,000**

Offering the perfect example to the first time buyer is this well presented stone fronted mid terrace property situated within this ever popular location of West Melton. Within walking distance of well regarded primary schools and easy reach of Cortonwood Retail Park and the open spaces within Wentworth and Elsecar.

Ideal for the commuter with the M1 and A1 nearby.

## 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 - Mid 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 - On Road

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.

## Lounge 12'9" x 10'7" (3.91 x 3.23m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

## Dining Kitchen 13'1" x 12'7" (4.01 x 3.84m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with attractive splashback areas. There is a rear facing window overlooking the well appointed garden, central heating radiator and access to the cellar area.

## Rear Porch / Utility



With space and plumbing for an automatic washing machine, a base unit with a work surface, UPVC double glazed windows and a door to the side leading to the rear.

## Cellar

Providing further storage space.

## Bedroom One 11'1" x 11'1" (3.40 x 3.38m)



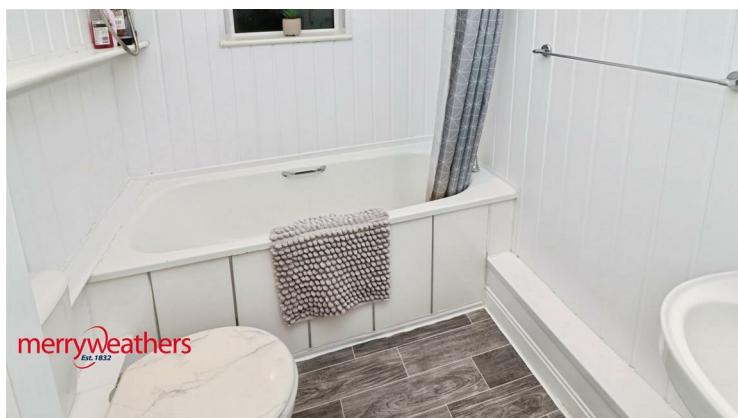
With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

## Bedroom Two 13'3" x 8'5" (4.04 x 2.57m)



A rear facing bedroom, hosting a storage cupboard and a central heating radiator.

## Bathroom



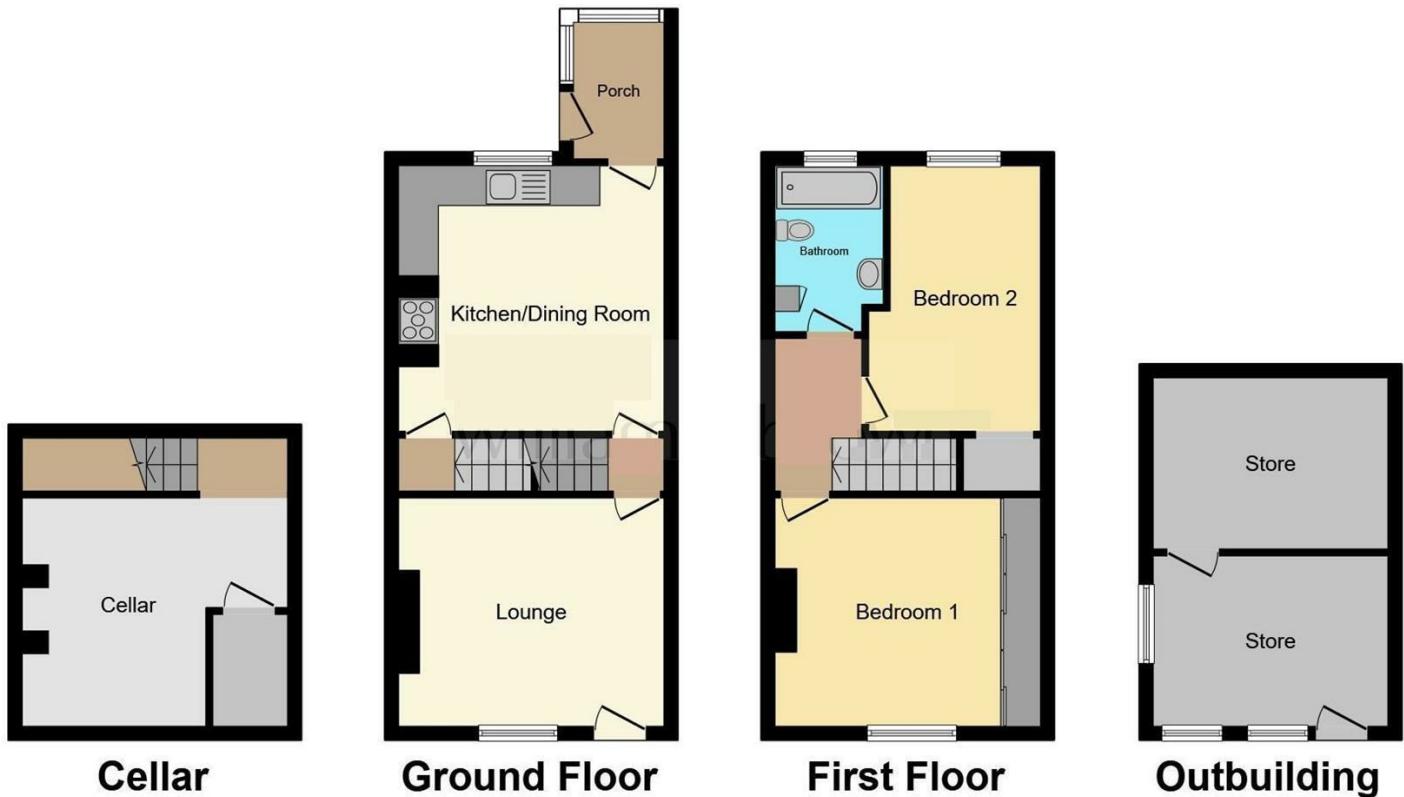
Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External



A private lawned garden boasting a paved seating area, a stepping stoned path leading to the brick built store to the rear hosting power and lighting.

## Floor Plan

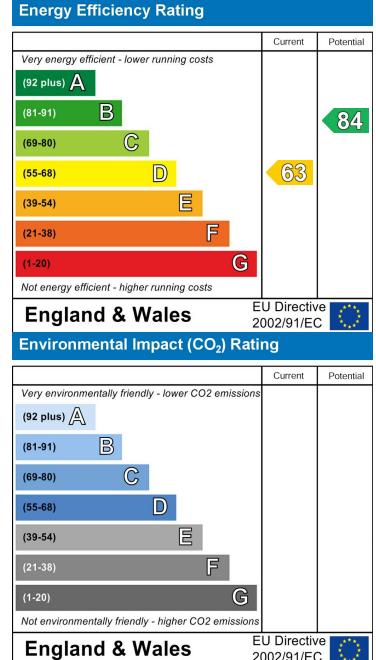


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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