



36 Cemetery Road, Wath-Upon-Dearne, Rotherham, S63 6HU

Asking Price £350,000

Benefitting from a full course of modernisation is this stunning Three bedroom detached bungalow. Occupying an elevated position, upon this much sought after street, the property enjoys immaculate standards within, with well appointed gardens to the rear. With driveway providing off road parking for a number of vehicles, preceding the detached garage an early inspection is thoroughly recommended.

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 - C

Tenure - Freehold

Property Type - Detached

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.

Lounge 13'11" x 11'4" (4.25 x 3.47m)



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

Dining Kitchen 24'3" x 8'9" (7.41 x 2.68m)



This impressive kitchen is fitted with a modern range of wall base and drawer units, complete with integrated items such as a fridge and freezer, electric hob and split level double oven. The dining area benefits from a lantern roof, with french doors entering the well appointed gardens.

Utility

Hosting the wall mounted boiler, with space and plumbing for an automatic washing machine and rear entrance door.

Entrance Hallway 12'11" x 10'10" (3.95 x 3.32m)

With a front facing upvc entrance door, central heating radiator and access to the accomodation.

Bedroom One 12'11" x 10'10" (3.95 x 3.32m)



With front facing upvc window and central heating radiator

Bedroom Two 11'0" x 8'10" (3.37 x 2.70m)



With side facing upvc window and central heating radiator.

Bedroom Three 10'11" x 7'3" (3.35 x 2.22m)



With a side facing upvc window and central heating radiator.

Bathroom



With a stunning four piece suite comprising of a walk in shower with thermostatic shower above, fitted bath, pedestal hand wash basin and low flush WC. With central heating radiator and heated mirror

Garage

Detached garage, secured with a manual up and over door.

External



To the front of the property is a driveway providing off

road parking for a number of vehicles. To the rear is a very well appointed tiered garden with decked patio area. NB the garden will be fully laid to lawn or at the purchasers request.

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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