



129 Sandygate, Wath-Up-on-Dearne, Rotherham, S63 7PN

Guide Price £220,000

GUIDE PRICE £220,000 - £230,000

This three-bedroom semi-detached house is offered for sale in Wath-upon-Dearne, Rotherham, and requires renovation, presenting an opportunity to update and configure to individual requirements. The property provides two reception rooms offering a traditional family layout with scope for improvement. It falls within Council Tax Band C.

Located in a popular residential area, the property is well placed for well-regarded local schooling and everyday amenities within Wath-upon-Dearne. Nearby green spaces such as Wath Park and Manvers Lake & Dearne Valley provide walking routes, play areas and leisure facilities. Road links via the A633 and A635 connect to Barnsley, Rotherham and Doncaster.

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 - C

Tenure - Freehold

Property Type - Semi 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.

Entrance Hallway



With a front facing timber entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 13'0" x 14'2" (3.97 x 4.33m)



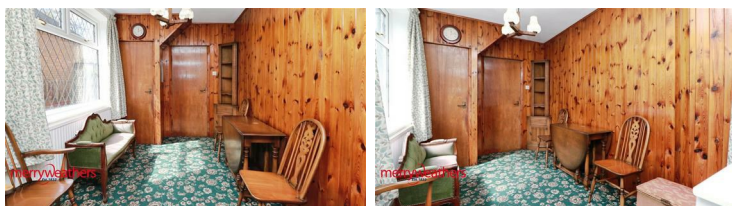
With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Dining Room 12'11" x 11'11" (3.94 x 3.65m)



With a rear facing bay consisting of an upvc door and central heating radiator.

Breakfasting Room 7'8" x 11'3" (2.36 x 3.44m)



With a side facing entrance door, upvc glazed window and useful pantry area.

Kitchen 7'3" x 9'3" (2.22 x 2.84m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and views over the rear garden.

Master Bedroom 12'0" x 14'3" (3.67 x 4.35m)



With a front facing upvc bay window and central heating radiator.

Bedroom Two 11'10" x 12'11" (3.63 x 3.94m)



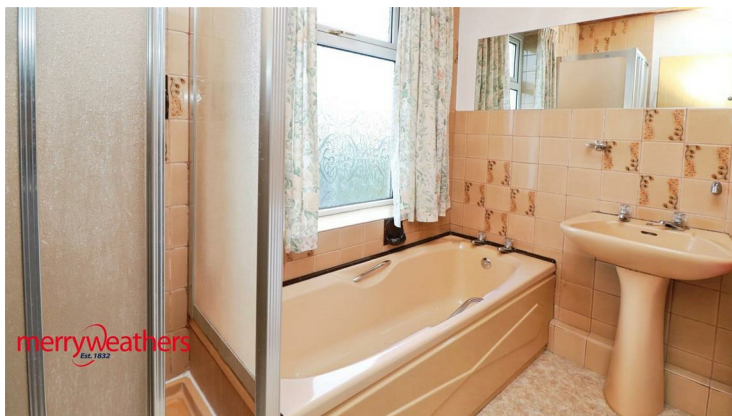
With a rear facing upvc window and central heating radiator.

Bedroom Three 8'0" x 8'8" (2.44 x 2.66m)



With a front facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and shower cubicle.

Separate WC

With low flush WC and opaque double glazed window

Garage

Detached garage hosting power and lighting.

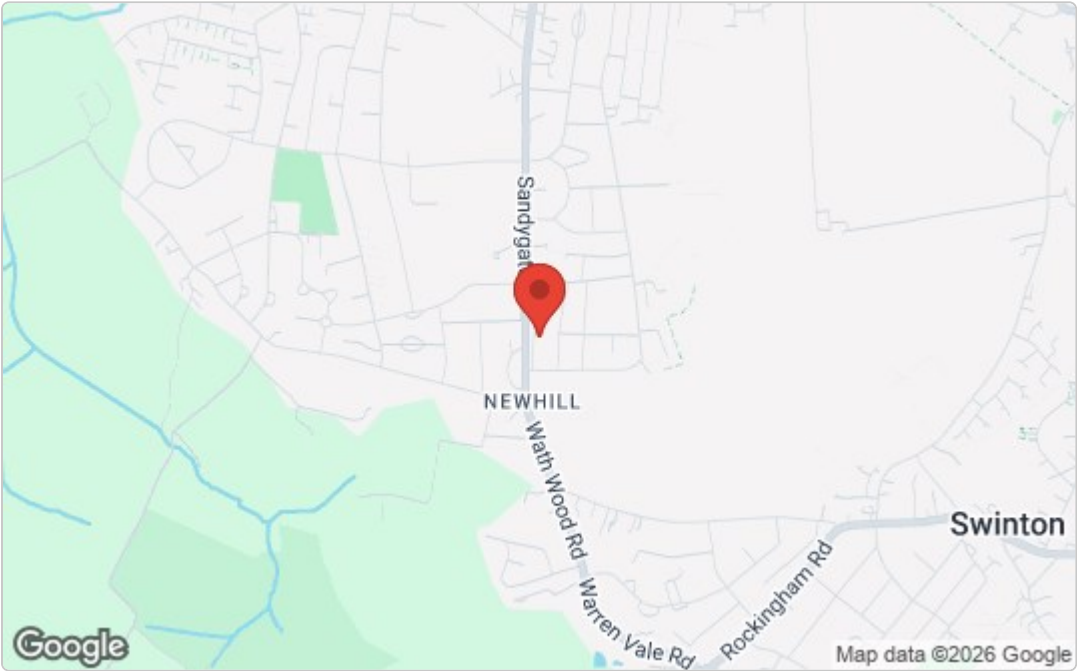
External

To the front of the property is a driveway providing off road parking for more than vehicle. To the rear are attractive gardens, manly laid to lawn with garden shed.

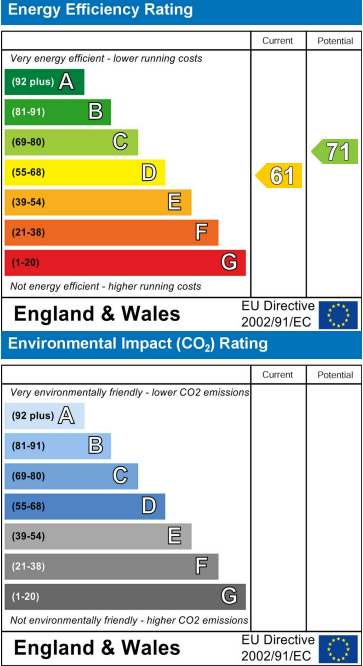
Floor Plan



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.

