



10 Linden Road

Wath-Upon-Dearne, Rotherham, S63 6AT

£99,950



Charming Terrace House in a Quiet Cul-de-Sac – Ideal for First-Time Buyers or Investors

Nestled on a peaceful dead-end road in the heart of Wath upon Dearne, this well-proportioned terrace home is perfect for those looking to step onto the property ladder or add to their investment portfolio. The property boasts a spacious layout, featuring a bright living room, a versatile second reception room/dining room, and a well-equipped kitchen. Upstairs, you'll find comfortable bedrooms and a family bathroom, making this home an excellent choice for a variety of buyers. Situated in the historic town of Wath upon Dearne, this property benefits from a friendly community feel, excellent amenities, and great transport links. The town offers a range of local shops, supermarkets, cafes, and pubs, while larger retail parks and shopping centres are within easy reach. Families will appreciate the selection of well-regarded schools, parks, and leisure facilities nearby.

For commuters, Wath upon Dearne provides convenient access to major road networks, including the A1, M1, and M18, making travel to Rotherham, Barnsley, Doncaster, and Sheffield effortless. Public transport options, including regular bus services, further enhance connectivity.

With its sought-after location, generous living space, and investment potential, this terrace house presents a fantastic opportunity. Early viewing is highly recommended!



- Lounge
- Dining Room/2nd Reception
- Kitchen
- Landing
- Master Bedroom
- Bedroom Two
- Bathroom
- Exterior

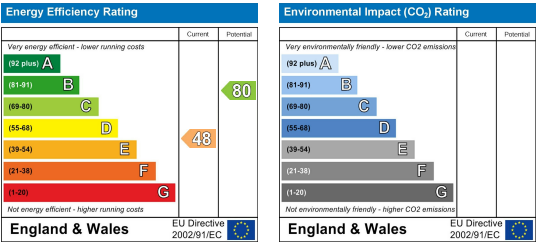
Area Map



Floor Plans



Energy Efficiency Graph



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