



73 Beech Road

Wath-upon-Deerne, ROTHERHAM, S63 7AN

£135,000



Offered to the open market with no onward chain is this one of a kind four bedroom stone fronted end terrace property. It would make an ideal family home with four bedrooms set over three floors ample size kitchen diner and added benefit of utility room to the rear. Call us today to book an early viewing before this one has gone. Potential rental income of £695 per month.



Entrance Hall

Having a UPVC door one central heating radiator and staircase leading off.

Lounge 14'10" x 12'0" (4.53 x 3.68)

Front facing room with one UPVC bay fronted window one central heating radiator and storage cupboard housing combination boiler.

Kitchen/Diner 15'5" x 13'1" (4.71 x 3.99)

Having a range of wall and base units, sink unit, integrated fridge and built in gas hob electric oven and cooker hood. Space for dishwasher. One UPVC window to the rear elevation and one central heating radiator.

Utility Room 9'0" x 7'5" (2.75 x 2.28)

Having a range of wall and base units sink unit and plumbing for automatic washing machine and dryer. One UPVC window to the rear elevation one central heating radiator and door leading to the garden.

First Floor

One UPVC window to the front elevation and one central heating radiator.

Bedroom one 13'1" x 9'4" (4.01 x 2.85)

Master bedroom with one UPVC window to the rear elevation and one central heating radiator. Door leads to the en - suite.

En - Suite

Having seperate shower cubicle, W.C and handwash basin. One UPVC window to the rear elevation and one central heating radiator.

Study 9'6" x 6'9" (2.91 x 2.08)

Study with one central heating radiator and laminate floor.

Bedroom Three 9'6" x 8'0" (2.92 x 2.45)

Single bedroom with one UPVC window to the front elevation and one central heating radiator.

Bathroom

Full suite comprising of bath with shower over, W.C and handwash basin and one central heating radiator.

Second Floor

Bedroom Four 19'6" x 12'1" (5.96 x 3.70)

Double bedroom with one UPVC window to the rear elevation and one central heating radiator. Further door leads to en - suite

En - Suite

Having bath W.C and handwash basin

Garden

Brick built storage to the rear and low maintenance garden

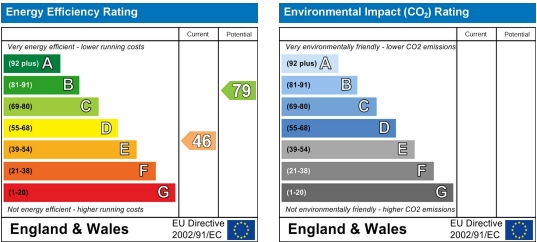
Area Map



Floor Plans



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.