



BEECROFT
ESTATES

9 Burns Way

Wath-Upon-Dearne, Rotherham, S63 6EE

Price Guide £155,000



Price guide £155,000-£165,000

Located just a short walk from the scenic Manvers Lake, this beautifully presented three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and outdoor living. Set in a quiet, family-friendly neighbourhood, this property is ideal for first-time buyers and growing families alike.



Entrance Hall

Lounge

Kitchen

Dining Room

Landing

Master Bedroom

Bedroom Two

Bedroom Three

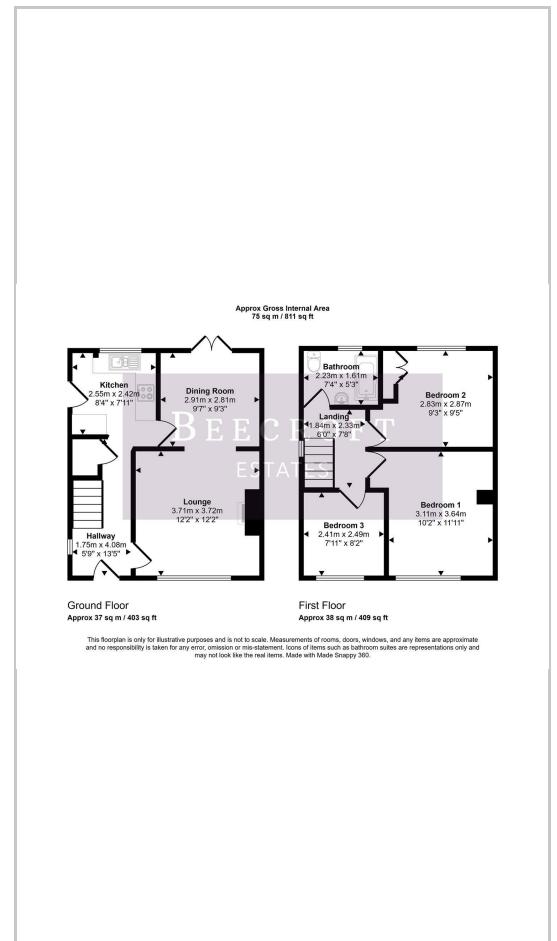
Bathroom

Exterior

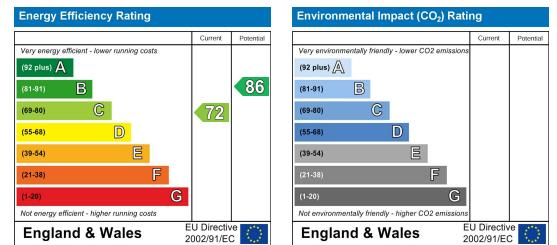
Area Map



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.