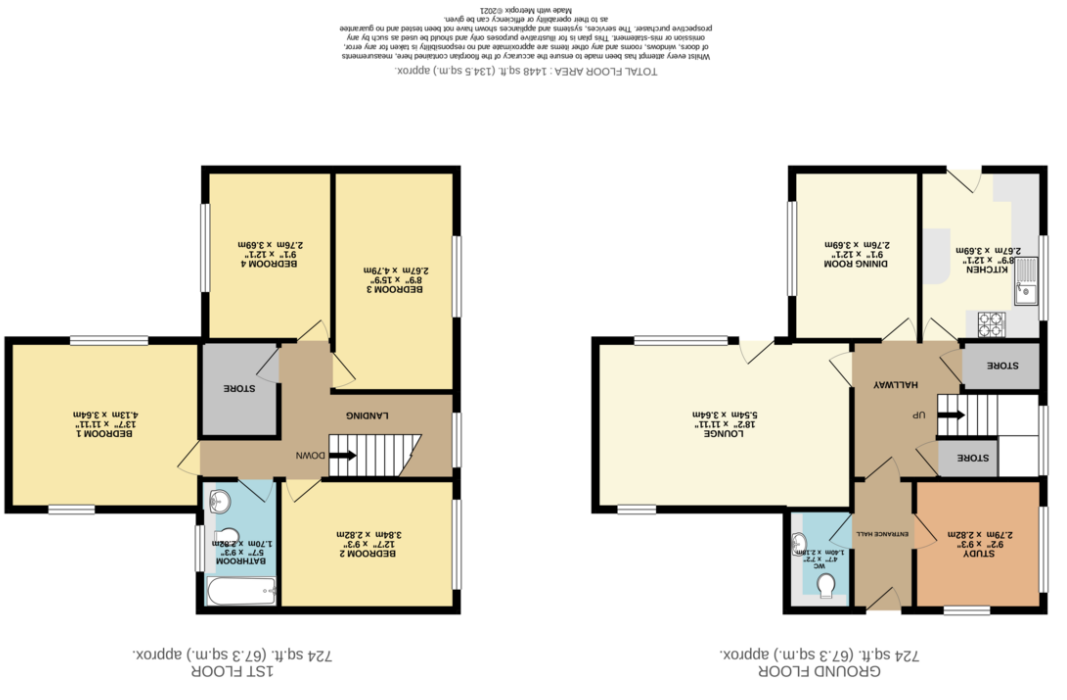
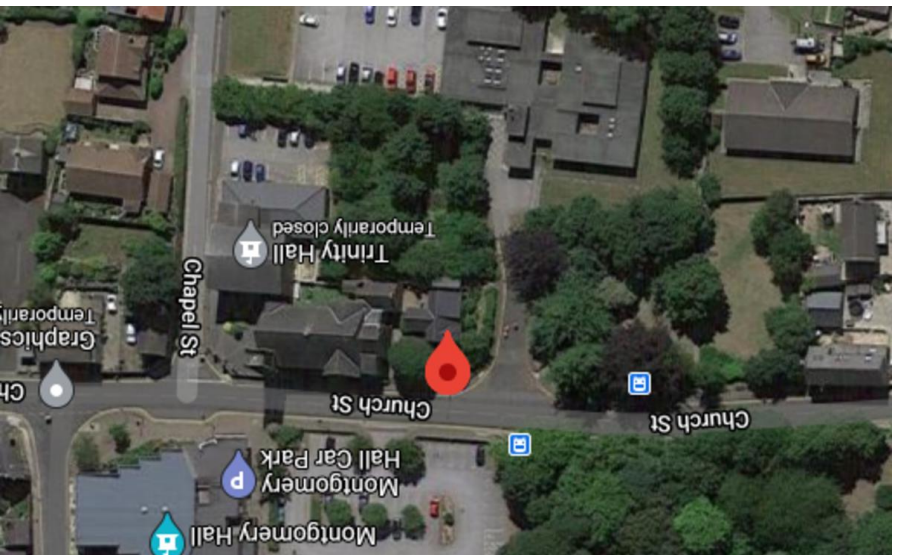


All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



33 Church Street, Wath-upon-dearner, Rotherham, S63 7RF

33 Church Street, Wath-upon-dearne, S63 7RF

Offered with No upward chain & a generous size rear garden, is this 4 bedroomed detached property situated just a few hundred yards away from the various, shops, bars & amenities in Wath.

Formerly used as a Vicarage, the property enjoys 3 reception rooms one of which is a formal study, ideal for the home worker!

The dining room backs onto the kitchen so subject to any planning regs, the purchaser could knock through to create a lovely spacious dining kitchen with Island.

To the 1st floor are 4 double bedrooms & a family bathroom. Off road parking is provided via the driveway at the side of the property & leads to the single detached garage.

To the rear is an enclosed patio area with steps leading up to a good sized garden.

The garden is of a generous size & may have potential for development (STPP). (Please note, our client will retain a 33% overage on any future development profit.)

- A 4 bedroom detached family home
- No upward chain
- Side driveway & single garage
- Good size rear enclosed gardens
- Gas central heating & double glazed
- Ground floor WC
- 3 reception rooms
- Close to amenities/shops in centre of Wath
- Great family home potential
- Viewing recommended

