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1ST FLOOR 724 sq.ft. (67.3 sq.m.) approx.



011/10 ROOM 9'1" × 12'1" 9'1" × 12'1" 9'1" × 12'1" KITCHEN 199" × 12"1" 1910 × 12"1 2:54m × 3:64m 18:2" × 11:11" LOUNGE зяота YOUT2 "5'2 x "2'2 mS8.2 x m97.5

GROUND FLOOR 724 sq.ft. (67.3 sq.m.) approx.





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SYEVAUS • SENITTEL • SELAS **EADON LOCKWOOD & RIDDLE**

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 connot guarantee that the installations described in the defails are in perfect working order. Eadon Lockwood & Riddle for the we connot guarantee that the installations described in the defails are in guarantee that have only. They do not contract and are contracted by ourselves, and we connot guarantee that the installations described in the defails are in perfect working order. Eadon Lockwood & Riddle for the vertices, and we connot guarantee that the installations described in the defails are in guarantee measurement of going to press.

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

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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









