



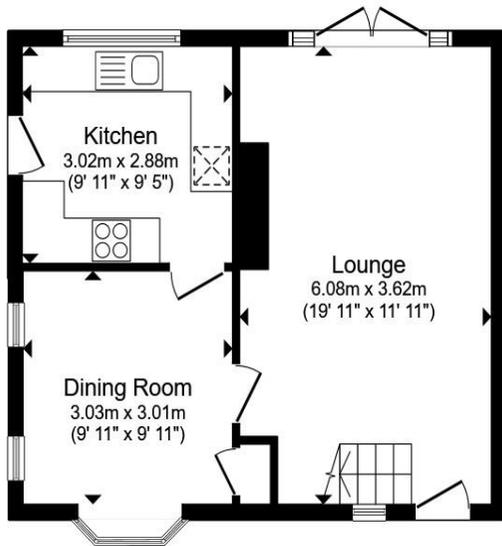
**Mount Pleasant Road, Wath-Upon-Dearne Rotherham S63 7JE**

**welcome to**

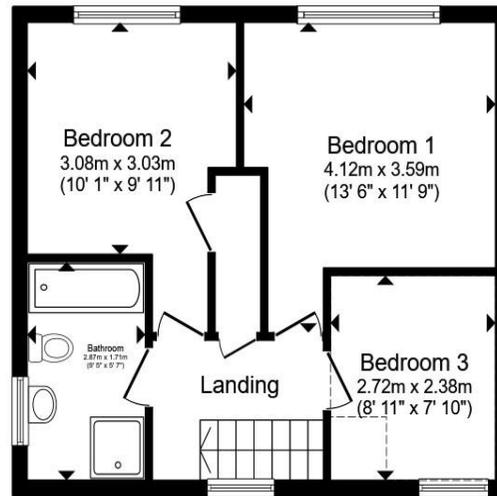
**Mount Pleasant Road, Wath-Upon-Dearne Rotherham**

£190,000-£200,000 - A PLEASANT SURPRISE AT MOUNT PLEASANT RD!! Situated in this highly sought after area, excellently placed for amenities, schools, shops & transport links - this semi-det home sits on a generous corner plot & boasts stunning, modern style accommodation - CALL NOW!

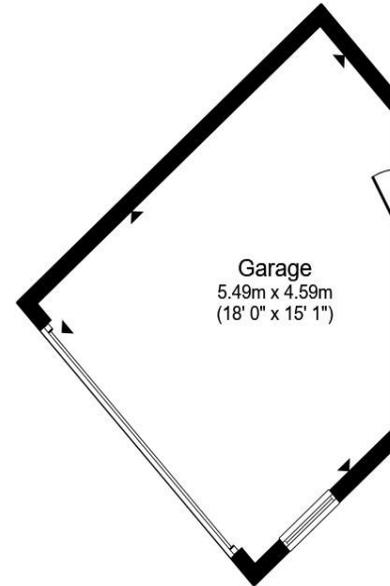




**Ground Floor**



**First Floor**



**Garage**

Total floor area 103.7 m<sup>2</sup> (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Ground Floor:**

**Lounge**

19' 9" to max x 11' 10" into recess ( 6.02m to max x 3.61m into recess )

**Dining Room**

9' 10" x 10' ( 3.00m x 3.05m )

**Kitchen**

9' 11" x 9' 11" ( 3.02m x 3.02m )

**1st Floor:**

**Landing**

**Bedroom One**

13' 7" to max x 11' 9" into recess ( 4.14m to max x 3.58m into recess )

**Bedroom Two**

9' 11" x 13' 5" to max ( 3.02m x 4.09m to max )

**Bedroom Three**

7' 9" x 8' 11" ( 2.36m x 2.72m )

**Bathroom**

**Outside:**

**Garage**

18' 9" x 15' 1" ( 5.71m x 4.60m )

welcome to

## Mount Pleasant Road, Wath-Upon-Dearne Rotherham

- GUIDE PRICE \*\*\*\*\*£190,000 - £200,000\*\*\*\*\*
- Spacious 3 bedroom semi-det on a generous sized corner plot. EPC D. Council Tax A
- Highly sought after location of Wath - excellently placed for local amenities, schools, shops, parks, transport links & Wath Lake
- 2 reception area. Beautifully presented accommodation throughout
- Driveway & garage providing off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119552](http://williamhbrown.co.uk/Property/MXB119552)



Property Ref:  
MXB119552 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**