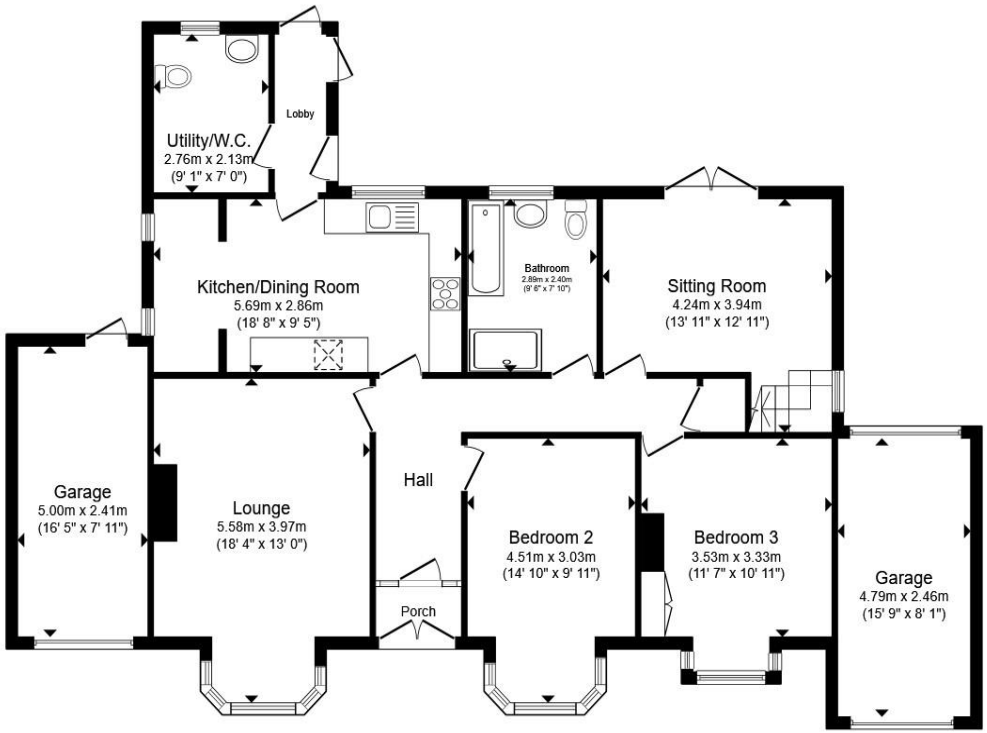
Sandygate,Wath-Upon-Dearne Rotherham S63 7NP

william h brown

welcome to

Sandygate, Wath-Upon-Dearne Rotherham

A TRADITIONAL TWIST! £450,000-£460,000 - Set on an exceptionally generous plot in a highly sought-after location, this elegant detached bungalow exudes grandeur, offering larger than life living with, 2 bathrooms, 3 garages, ample gated parking & a delightful garden. CALL NOW!



Ground Floor

First Floor

Ground Floor:

Entrance Hallway

Lounge

Kitchen/Dining Room

Sitting Room

Rear Lobby

W.C/Utility Room

Bedroom Two

Bedroom Three

Bathroom

1st Floor:

Bedroom One

En-Suite

Exterior:

X3 Garages

Total floor area 159.0 m² (1,711 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

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Sandygate, Wath-Upon-Dearne Rotherham

- 3 bedroom detached bungalow on substantial plot. Council Tax D. EPC tbc
- Highly sought after location -well placed for amenities, schools, shops & transport links
- Absolutely stunning throughout - renovated to high, contemporary standard yet bursting with charm & elegance
- Larger than life living accommodation
- 2 bathrooms plus W.C/utility

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£450,000 - £460,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119773

The Property Ombudsman

Property Ref:
MXB119773 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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