



High Street, Wath-Upon-Dearne Rotherham S63 7QQ

welcome to

High Street, Wath-Upon-Dearne Rotherham

BRING YOUR VISION & TAKE IT HIGH! A generously sized 3-bed semi on High St, offering fantastic potential to transform into a stunning home. Set over 3 floors with spacious rooms throughout, it's the ideal project for anyone wanting to create something truly their own. NO CHAIN - CALL NOW!





Ground Floor:

Entrance Hallway

Lounge

Dining Room

Kitchen/Diner

Lower Ground Floor:

Cellar

1st Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior:

Agents Note

welcome to

High Street, Wath-Upon-Dearne Rotherham

- Unique 3 bedroom semi-detached. EPC D. Council Tax A
- Popular location of Wath -excellently placed for amenities, schools, shops, parks, transport links & the scenic Wath lake
- Generous sized accommodation throughout set over 3 floors
- Ideal for someone looking for a project / to get own stamp on
- Cellar, lounge, dining room, kitchen, 3 spacious bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118983](https://www.williamhbrown.co.uk/Property/MXB118983)



Property Ref:
MXB118983 - 0004

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.

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)