



Cemetery Road, Wath-Upon-Dearne Rotherham S63 6LH

welcome to

Cemetery Road, Wath-Upon-Dearne Rotherham

STAYING IN IS THE NEW GOING OUT! A truly outstanding 3 bedroom semi-detached home, finished to an exceptional standard throughout. Offering elegant contemporary living, generous accommodation, generous gated parking, beautiful gardens and a luxurious multi-purpose summerhouse.



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Providing a welcoming first impression, the entrance hall is accessed via a front-facing door and features a side-facing uPVC double glazed window, allowing natural light to flow through the space. Complete with a radiator, it offers a practical introduction to the home.

Lounge

A bright and spacious reception room featuring a front-facing uPVC double glazed window and patio doors, allowing plenty of natural light to fill the space. Finished with a radiator, this room provides an ideal setting for both relaxation and entertaining.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating a sink and drainer. Integrated appliances include an electric hob, oven, cooker hood and washing machine. The room benefits from a side-facing uPVC double glazed window, a rear-facing door providing access outside, and additional built-in storage space.

Landing

The landing benefits from a side-facing uPVC double glazed window, providing natural light to the first-floor accommodation, with access to all bedrooms and the bathroom.

Bedroom One

A generously sized double bedroom featuring a front-facing uPVC double glazed window, a radiator and built-in wardrobes, providing excellent storage space and a comfortable retreat.

Bedroom Two

A spacious second double bedroom enjoying a rear-facing uPVC double glazed window and a radiator, creating a bright and comfortable space suitable for a range of uses.

Bedroom Three

A well-proportioned third bedroom featuring a front-facing uPVC double glazed window and a radiator. This versatile room is ideal as a bedroom, home office or study space.

Bathroom

Fitted with a modern suite comprising a bath, separate shower cubicle, hand wash basin and WC. The room benefits from a rear-facing uPVC double glazed window, providing natural light and ventilation, and is completed with a radiator.

Outside

To the front of the property is a driveway providing off-road parking.

To the rear is a low-maintenance artificial lawned garden with a patio area, offering an ideal space for outdoor seating, entertaining and relaxing.

Summer House

A versatile summer house fitted with power, lighting and a WC, making it ideal for use as a home office, gym or entertaining space. The room benefits from a front-facing window and patio doors, allowing plenty of natural light and easy access to the garden.



view this property online williamhbrown.co.uk/Property/MXB117976



welcome to

Cemetery Road, Wath-Upon-Dearne Rotherham

- Stunning 3 bedroom semi-detached home. EPC C. Council Tax A
- Highly sought after location - excellently placed for amenities, schools, shops, parks & transport links
- Absolutely stunning throughout - finished to a high standard in every room
- Contemporary kitchen & stylish bathroom
- Generous sized, gated off-road parking to the front

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117976



Property Ref:
MXB117976 - 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.

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