



6 Fircrest Way, Wath-Upon-Dearne, Rotherham, S63 7GL

Asking Price £270,000

Situated in a popular residential area this Four bedroom semi-detached property offers superb family accommodation, with an early viewing being essential. Benefiting from an attractive landscaped garden with stunning seating areas, the property extends over three floors offering flexible living space. With driveway providing off road parking and single garage. With the open spaces of Manvers lake within a short walk.

Merryweathers

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Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 16'5" x 15'2" (5.01 x 4.63)



With rear facing upvc french doors entering the rear garden, upvc window and central heating radiators. The room extends to incorporate the dining area.

Downstairs WC



With low flush WC, wash hand basin and central heating radiator.

Kitchen 9'1" x 12'2" (2.79 x 3.73)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with oven with extractor above, and integrated automatic washing machine. With further integrated items to include a fridge freezer and dishwasher, the room hosts a central heating radiator and upvc window.

First Floor Landing

Master Bedroom 14'4" x 11'9" (4.37 x 3.60)



With upvc windows to the rear enjoying Juliet balconies, central heating radiator and access to the en suite facility. With comprehensive range of fitted wardrobes.

Bedroom Four 9'6" x 11'0" (2.90 x 3.36)



With a front facing upvc window and central heating radiator.

Second Floor

Bedroom Two 11'8" x 16'4" (3.56 x 4.99)



With a rear facing velux windows and central heating radiator.

Bedroom Three 12'11" x 10'1" (3.94 x 3.08)



With a central heating radiator and range of comprehensive fitted wardrobes.

Bathroom



Hosting a three piece suite comprising of a paneled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

Garage

Single brick garage secured by up and over door hosting power and lighting.

External

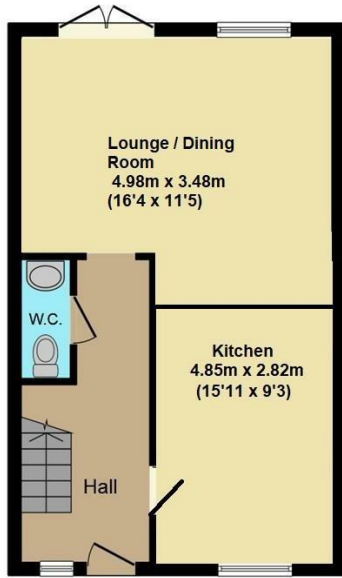


To the front is off road parking for more than one vehicle provided by the driveway which precedes the garage. To the rear is an attractive garden with decked patio areas, with external power points.

Material Information

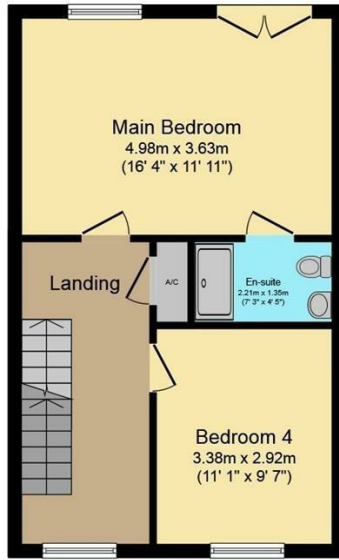
Leasehold 999 years from 2009
£130 per annum fixed
Council Tax Band C

Floor Plan



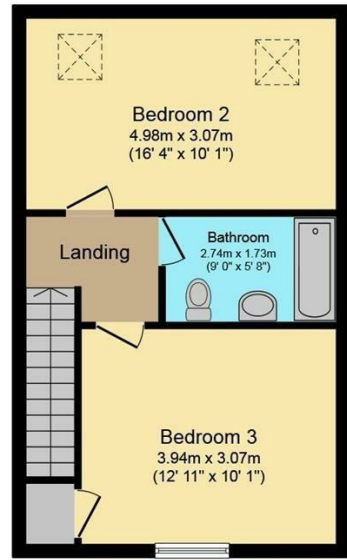
Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.) approx



First Floor

Floor area 42.0 sq.m. (452 sq.ft.) approx



Second Floor

Floor area 42.0 sq.m. (452 sq.ft.) approx

Total floor area 125.9 sq.m. (1,355 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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