



**Avenue Road, Wath-upon-Deerne Rotherham S63 7AH**

**welcome to**

**Avenue Road, Wath-Upon-Dearne Rotherham**

ALL AVENUES LEAD TO HOME! Beautifully renovated 3-bed mid-terrace ideally located for amenities, schools & transport. Features lounge, dining room, kitchen, cellar & low-maintenance yard. Stylish, spacious & move in ready - perfect for first-time buyers or investors. NO CHAIN - CALL NOW!





**Ground Floor:**

**Entrance Hallway**

**Lounge**

**Dining Room**

**Kitchen**

**Lower Ground Floor:**

**Cellar**

**1st Floor:**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Exterior:**

welcome to

## Avenue Road, Wath-Upon-Dearne Rotherham

- 3 bed mid terrace home. Council Tax A. EPC tbc
- Excellently placed for amenities, schools, shops, transport links & the scenic Wath Lake
- Renovated to a high standard throughout - beautifully presented & neutral style
- Spacious with lounge, dining room, kitchen & cellar
- Low maintenance rear yard

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

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB120140](https://www.williamhbrown.co.uk/Property/MXB120140)



Property Ref:  
MXB120140 - 0002

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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.



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