



Boswell Road, Wath-upon-Deane ROTHERHAM S63 7JL

welcome to

Boswell Road, Wath-upon-Dearne ROTHERHAM

£210,000-£220,000 - WELL WORTH A CLOSER LOOK! A spacious 3 bedroom home with 2 reception rooms, generous rear garden, driveway & a garage! Offering bags of potential to make your own and situated in a highly sought after location - this is a must view - NO CHAIN - CALL NOW!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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

A welcoming entrance hall accessed via a uPVC door, featuring a central heating radiator, staircase rising to the first floor and a useful built-in storage cupboard providing practical storage space.

Lounge

A bright and inviting reception room featuring a front facing uPVC double glazed bay window which allows for plenty of natural light, along with a central heating radiator.

Dining Room

A spacious dining room featuring two central heating radiators and uPVC sliding doors to the rear, allowing plenty of natural light and providing direct access to the garden.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, along with an integrated hob and oven. There is space and plumbing for a fridge/freezer, washing machine and tumble dryer. Having side and rear facing uPVC double glazed windows with views over the garden, together with a side facing uPVC door providing access outside.

Landing

Providing access to the part boarded loft, offering excellent additional storage space.

Bedroom One

A well-proportioned bedroom featuring a front facing uPVC double glazed window, a central heating radiator and fitted wardrobes housing the combi boiler.

Bedroom Two

A good sized bedroom featuring a rear facing uPVC double glazed window, a central heating radiator and fitted wardrobes, providing useful storage space.

Bedroom Three

A well-proportioned bedroom featuring a rear facing uPVC double glazed window and a central heating radiator.

Bathroom

A fully tiled bathroom fitted with a bath, hand wash basin and WC. Having a side facing uPVC double glazed window, a heated towel rail & a fitted wall cupboard creating a practical and easy-to-maintain space.

Exterior

To the front of the property is a small garden with a driveway to the side providing off road parking. To the rear is a large enclosed lawned garden, offering an ideal space for outdoor enjoyment and family living.

Garage

A detached brick built garage fitted with an up & over door & side facing window overlooking the garden along with electrics.



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welcome to

Boswell Road, Wath-upon-Dearne ROTHERHAM

- Three-bedroom semi-detached home. Council Tax B. EPC C
- Sought after location - excellently placed for schools, shops, parks, transport links & scenic country walks
- Spacious accommodation throughout - 2 reception rooms
- Well presented & ideal to put your own stamp on
- Driveway & garage providing off street parking

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120576 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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