



27 Norton Road, Wath-Upon-Dearne, Rotherham, S63 6QE

Asking Price £135,000

This three-bedroom terraced house is offered ****for sale**** in Wath-upon-Dearne, Rotherham, and is presented in immaculate condition throughout. The property provides a practical layout comprising one reception room, a fitted kitchen and a family bathroom, making it suitable for buyers seeking a ready-to-occupy home.

Public transport links are accessible via nearby bus routes connecting to Rotherham, Barnsley and the wider Dearne Valley. Swinton railway station is within driving distance, providing services towards Sheffield, Doncaster and Leeds, with typical journey times of around 20–40 minutes depending on destination and connections. Road links via the A6023 and A633 give further access to major routes including the A1(M) and M1, making commuting by car straightforward.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne 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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Lounge 12'7" x 12'0" (3.85 x 3.68m)



Access gained via the front entrance door, with upvc glazing to the front aspect and central heating radiator.

Dining Kitchen 12'7" x 13'1" (3.84 x 4.01m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities included and central heating radiator. With entrance door to the rear porch.

Rear Porch / Utility



With entrance door entering the rear garden, hosting the gas central heating boiler and space and plumbing for an automatic washing machine.

Bedroom One 12'7" x 10'1" (3.84 x 3.09m)



With a front facing upvc window and central heating radiator.

Bedroom Two 10'5" x 8'2" (3.19 x 2.49m)



With a rear facing upvc window and central heating radiator.

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Attic Bedroom 12'7" x 15'1" (3.85 x 4.61m)



Stunning Master suite with front facing uvpc window and central heating radiator.

External



To the front of the property is on road parking via Norton Road itself, whilst to the rear is a stunning rear garden, complete with impressive decked area and Garden Bar.

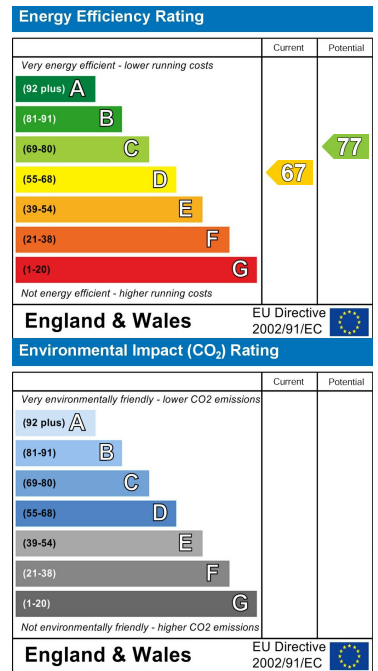
Floor Plan



Area Map



Energy Efficiency Graph



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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