



## 12 Skylark View

Wath-Upon-Dearne, Rotherham, S63 6FG

£199,500



VIEWING HIGHLY RECOMMENDED on this 3 bed townhouse situated in this popular location of Wath upon Dearne. The property is modern throughout and benefits from open plan living, ensuite, downstairs WC, garage and enclosed rear garden with bar. Situated close to local amenities and Wath lake.

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## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor landing.

### KITCHEN/DINER

The modern kitchen diner is fitted with wall and base units topped with worktops surfaces with sink unit and mixer tap. Integrated appliances include the dishwasher, washing machine, fridge freezer, microwave, oven, hob and extractor hood. Radiator and front facing double glazed window.

### LOUNGE

The spacious lounge is a rear facing with French doors and side panel ndows allowing an abundance of natural light and gives acces to the garden area, there is a radiator and tv aerial point.

### DOWNSTAIRS WC

A two piece suite.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

A double bedroom with two rear facing double glazed windows and radiator.

### BEDROOM THREE

A front facing bedroom with radiator and double glazed window.

### HOUSE BATHROOM

A modern three piece suite comprising bath with shower over, wc and wash hand basin, part tiling to the walls, heated ladder rail and double glazed window with obscure glazing.

## SECOND FLOOR

### MASTER BEDROOM

A well proportioned master bedroom having double glazed window, fitted wardrobes, radiator, large storage within the eaves and access to the en-suite.

### EN-SUITE

A three piece suite comprising shower cubicle, wc and wash hand basin, part tiling, velux style double glazed window and heated ladder rail.

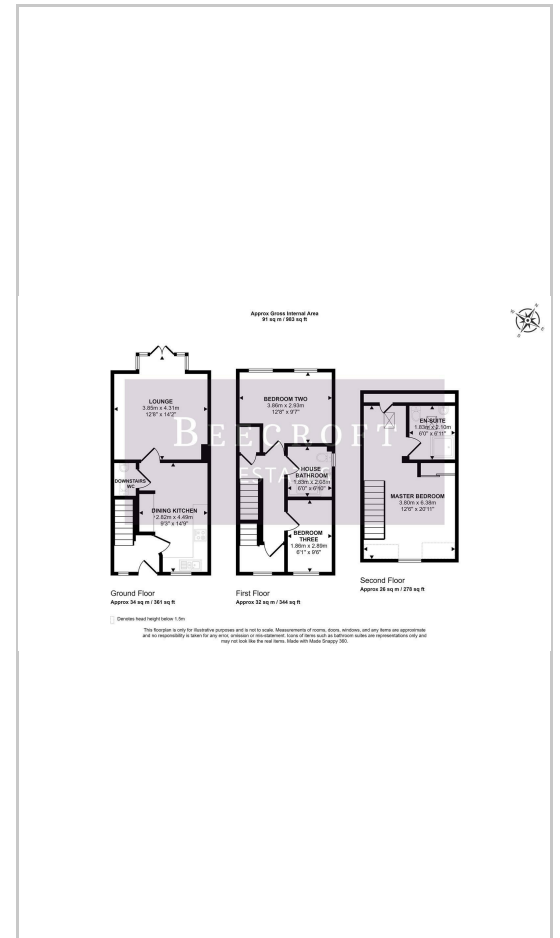
## OUTSIDE

There is a grassed area with path to the front door, garage and to the rear is a enclosed garden mainly laid to lawn with patio seating area.

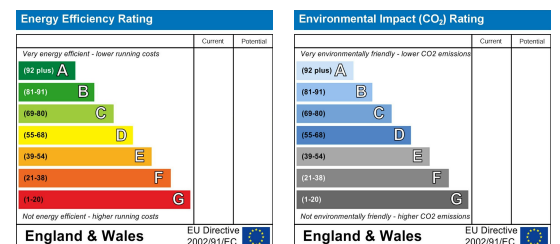
## Area Map



## Floor Plans



## Energy Efficiency Graph



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