



## 252 Barnsley Road

Wath-Upon-Dearne, Rotherham, S63 6DQ

£120,000



This well presented mid terrace sits pretty in this delightful street location in the highly sought after village of Wath upon Dearne! Presented with ample living areas & 3 good sized bedroom an internal viewing is simply essential to appreciate the size & standard of accommodation on offer! Conveniently situated within close proximity to local schools, transport links, amenities & the Manvers Lake, a perfect dog walk/place to take the family.



## GROUND FLOOR

### LOUNGE

Front facing double glazed window and an entrance door, radiator and laminate flooring.

### DINING KITCHEN

A well proportioned kitchen space which is presented with a range of wall and base units, work surfaces housing the inset sink unit and mixer tap, integrated oven with hob and hood above. Having plumbing for a washing machine, radiator, a door gives access to the cellar and rear entrance door and double glazed window.

### CELLAR

Ideal storage space.

## FIRST FLOOR

### BEDROOM ONE

A good size bedroom having a front facing double glazed window, radiator and storage cupboard.

### BEDROOM TWO

A rear facing bedroom, which is presented with a radiator and double glazed window to the rear.

### BATHROOM

A three piece suite comprising bath, WC and wash hand basin, radiator and double glazed window with obscure glazing.

## SECOND FLOOR

### ATTIC BEDROOM THREE

Attic bedroom three which is spacious with a double glazed window, radiator and storage space.

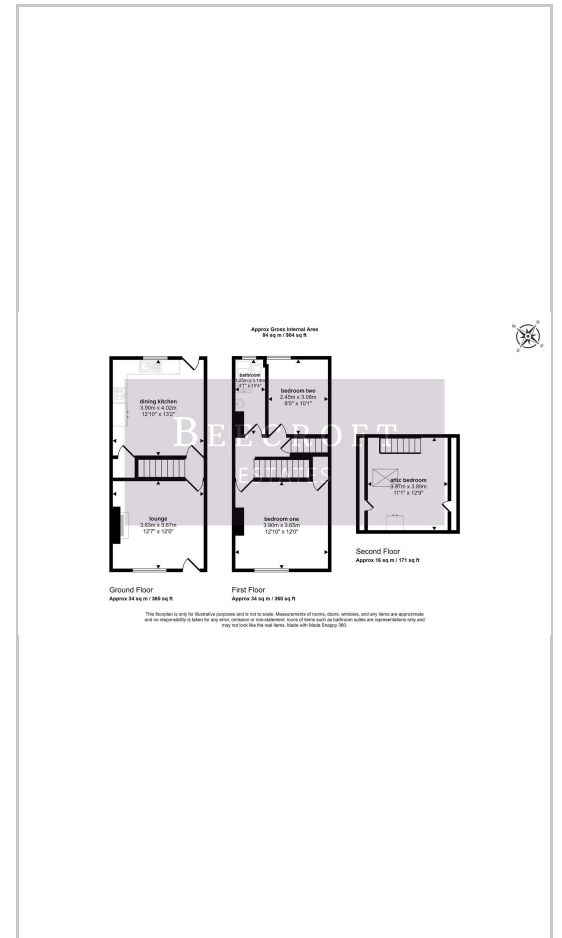
### OUTSIDE

To the rear is a private yard area and off road parking.

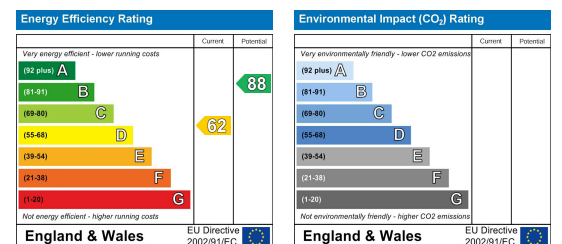
## Area Map



## Floor Plans



## Energy Efficiency Graph



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