



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



145, Barnsley Road, Rotherham, S63 6DZ

Guide Price £125,000

145 Barnsley Road, Wath-Upon-Dearne,
Rotherham, S63 6DZ

Description
Guide price £125,000 - £135,000
Set back from the main Barnsley Road & offered for sale with a Tenant, is this 3 bedroom semi detached house with gas central heating & double glazed windows.
The property enjoys a good size front & rear lawned garden & within is the entrance hallway & leading off is the rear facing living room with attractive feature fireplace. There are French style doors giving access to the rear garden. The dining kitchen has a range of fitted units & leading through to the rear entrance lobby/utility area.
To the first floor are 3 bedrooms, 2 of double size and a single bedroom, along with a bathroom housing the 3 piece suite with shower over the bath. There is on street parking to the service road & upon Barnsley Road are bus services to Wath & the West Melton Primary School is within a couple of hundred yards away.
Please contact the selling agents ELR on Tel 0170 917676 to arrange your viewing.

- A 3 bedroom semi detached house
- No upward chain
- Side & rear garden
- G.C.H & double glazing
- Great potential for the first time buyer or investor
- 2 double bedrooms & a single
- Rear utility room & ground floor WC
- Great potential inside & out
- On street parking
- Freehold. Council tax band A

