



252 Barnsley Road

Wath-Upon-Dearne, Rotherham, S63 6DQ

£140,000

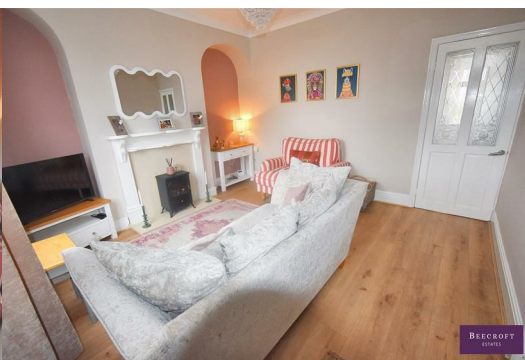


Charming Mid-Terrace Home in the Heart of Wath upon Dearne

Nestled on a delightful street in the highly sought-after village of Wath upon Dearne, this beautifully presented mid-terrace home offers spacious and stylish living throughout. Boasting three generously sized bedrooms and ample living areas, the property provides an ideal setting for families, first-time buyers, or those looking to upsize.

An internal viewing is essential to fully appreciate the size and quality of accommodation on offer.

Conveniently located close to well-regarded schools, excellent transport links, and a range of local amenities. Plus, with the scenic Manvers Lake just a short stroll away, you'll have the perfect spot for family outings or dog walks right on your doorstep.



GROUND FLOOR

LOUNGE

A warm and inviting living space featuring a front-facing double glazed window that allows plenty of natural light. Finished with stylish laminate flooring, a composite entrance door, and a central heating radiator, offering comfort and practicality in equal measure.

DINING KITCHEN

A well-proportioned and newly fitted kitchen, offering a stylish and functional space with a range of contemporary wall and base units, complemented by ample work surfaces and an inset sink unit with mixer tap. Integrated appliances include an oven with hob and extractor hood above and microwave. Additional features include a central heating radiator, rear-facing double glazed window, and a rear entrance door. A further internal door provides access to the cellar, ideal for extra storage.

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.

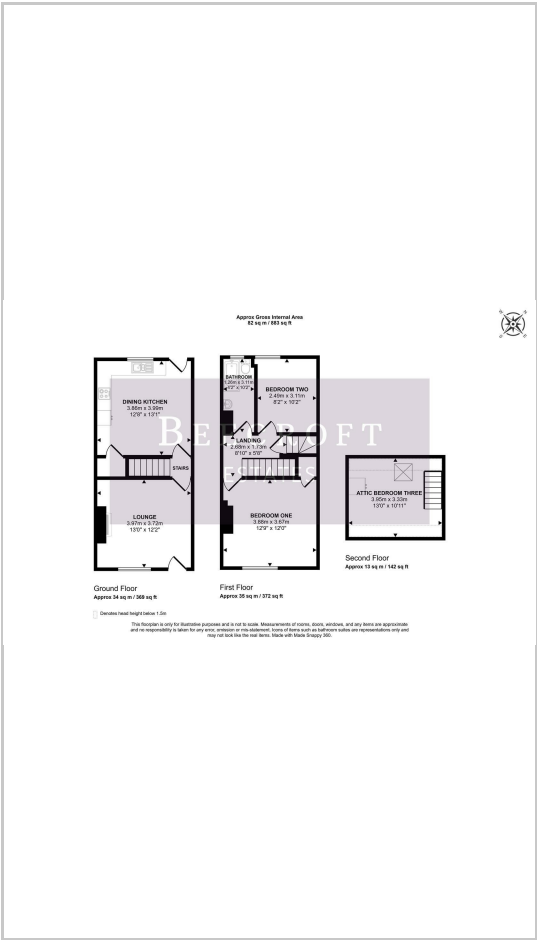
OUTSIDE

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

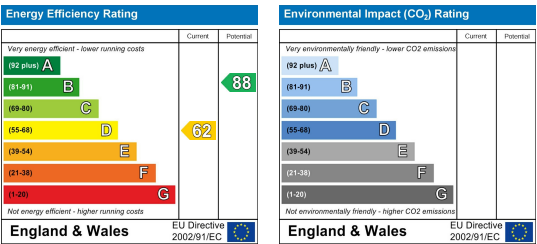
Area Map



Floor Plans



Energy Efficiency Graph



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