



**HOUSE
STYLE**
End Terraced
House

**RECEPTION
ROOMS**
3

BEDROOMS
4

EPC RATING
TBC

BEAUTIFUL FOUR STOREY END OF TERRACE- IN HIGHLY REGARDED SETTING – IMPECCABLY PRESENTED THROUGHOUT – DISPLAYING MANY ORIGINAL ARCHITECTURAL FEATURES – UNUSUAL IN PROVIDING OFF-STREET PARKING AND DETACHED GARAGE – CLOSE TO SCHOOLS, SHOPS AND BARNLEY TOWN CENTRE

DESCRIPTION Beautifully presented and fastidiously maintained throughout, this delightful end of terrace, constructed in 1903, provides impressively proportioned accommodation and displays many original architectural features, including deep skirting boards, architraves, and casements. Further displaying wood grain effect uPVC double glazing and of course benefitting from gas fired central heating. Accommodation on four floors is provided including a versatile basement sitting room, excellent utility room and four very well-proportioned bedrooms (including three generous doubles). Comprising Reception Hall, Front-facing Lounge, Dining Kitchen with integrated appliances, Basement Sitting Room, Utility Room and further storage cellars, Two Bedrooms and Family Bathroom to the First Floor whilst to the Second Floor are Two further Double Bedrooms. There are gardens to the front, side and rear, off-street parking for one vehicle and further Detached Brick Garage.

£225,000

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Property Details



RECEPTION HALLWAY This charming reception hall displays a fitted matt well at the entrance area, the remainder having oak effect laminate flooring. There is also a radiator, dado rail and original cornice to the ceiling.



LOUNGE 13' 10" x 11' 4" (4.22m x 3.45m) This front-facing reception room displays, as a focal point, a painted timber fireplace surround with cast iron inset, this in turn containing a living coal effect gas fire. There is also original coving and a rose to the ceiling, two wall light points, wiring for the installation of Sky satellite television and a double panel radiator.





DINING KITCHEN 15' 1" x 13' 11" (4.6m x 4.24m) A very well proportioned open plan dining kitchen, ideal for family gatherings and entertaining, providing a range of oak fronted units comprising of an inset one and a half bowl resin sink with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces having matching upstands. There is concealed lighting to the underside of the wall units, an exposed stone fireplace to the chimney breast with further brick inset, oak effect laminate flooring, a picture rail to the walls, a number of ceiling downlighters and a fitted wine rack. Rear facing double glazed French doors provide access to the rear garden, there are two radiators and the sale will also include the integrated Bosch oven, four-ring induction hob, extractor canopy and larder fridge.

From the dining kitchen, access is then provided to the basement level.



SITTING ROOM 14' 0" x 12' 10" (4.27m x 3.91m) Being set beneath the dining kitchen and offering access to the rear garden, this versatile and spacious room exhibits oak effect laminate flooring throughout, there is a radiator and also a corner cupboard which contains a Baxi gas fired central heating boiler.



UTILITY ROOM 11' 2" x 5' 1" (3.4m x 1.55m) Providing plumbing facilities for an automatic washing machine, there is also a space for a condensing dryer, a partially exposed original stone table and oak effect laminate flooring. Access is provided to a further front-facing cellar having measurements of 11' 4" x 8' 5" and there is a smaller store ideal for the siting of a free-standing freezer.



BEDROOM ONE 15' 2" x 13' 8" (4.62m x 4.17m) A front-facing principal bedroom of excellent proportions, having two windows and also two radiators, access is provided to the useful understairs store, there is also a dado rail to the walls and charming cast iron fireplace to the chimney breast.



BEDROOM FOUR 11' 4" x 6' 8" (3.45m x 2.03m) This rear facing bedroom is currently utilised as a home office and displays coving to the ceiling, there is once again a cast iron fireplace, in addition there is a single panel radiator and sliding door fronted double wardrobe to a recess.



BATHROOM 11' 3" x 6' 10" (3.43m x 2.08m) Presented very much in keeping with the character of the property, providing a four piece suite in white comprising of a separate shower cubicle with Mira Sport electric shower, double ended bath, vanity wash hand basin set on a pine stand with fitted mirror and cupboard beneath and also low flush WC. In addition there is a contemporary styled heating radiator, coving to the ceiling and a built-in airing cupboard which contains a lagged hot water cylinder.



BEDROOM TWO 13' 9" x 11' 6" (4.19m x 3.51m) This particularly characterful front-facing Dormer bedroom provides a double fronted mirrored wardrobe, there is a radiator, and oak effect laminate flooring.



BEDROOM THREE 13' 10" x 12' 2" (4.22m x 3.71m) A very well proportioned third bedroom, having a rear facing Velux skylight window and single panel radiator.



LANDING Giving access to a small loft area.



OUTSIDE To the front is a charming curtilage garden with shaped shrub features to the boundary, there are further shrubs to the left-hand elevation where pathing gives access to the rear of the property. Here there is a generous timber decked sitting area with attractive planted borders and also York stone paved driveway which provides off-street parking for one vehicle, to complement the DETACHED BRICK GARAGE, this having light and power supplies.



SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from wood grain effect, uPVC sealed unit double glazing.

TENURE We understand the property to be Freehold.

DIRECTIONS From our Barnsley town centre office proceed out of town via Church Street onto Huddersfield Road, opposite the junction for Cockerham Lane turn left onto Victoria Crescent, turn second right onto Swift Street and the property will be found at the end of the road at the junction with Guest Road.

**For More information please contact our office on 01226 288 920, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk**

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