

FOR SALE

Spark Lane, Mappleton, Barnsley



HOUSE
STYLE

Semi
detached
house

RECEPTION
ROOMS

2

BEDROOMS

3

EPC RATING

E

ATTENTION CAR/MOTORBIKE COLLECTORS OR TRADESMEN! - THREE CAR GARAGE PLUS VERY LARGE WORKSHOP IN REAR GARDEN – LONG DRIVEWAY TO COMPLEMENT VERY GENEROUS GARDENS – EXTENDED THREE BED SEMI WITH ACCOMMODATION ON THREE FLOORS – IDEAL YOUNGER FAMILY OR DOWNSIZER OPPORTUNITY – CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS

DESCRIPTION Set into very large (some might say enormous!) gardens, those to the rear containing a very large and substantially constructed workshop/store, this traditional brick built semi-detached family home has been extended from its original design and provides further facilities which will make it of particular interest to the keen motoring enthusiast or tradesperson. A long driveway provides ample parking facilities to complement the THREE CAR GARAGE whilst the aforementioned workshop lends itself to a variety of uses and may suit anyone wishing to work from home. With gas central heating and uPVC double glazing the accommodation on offer extends to Side Entrance Porch, Bay Windowed Lounge, Dining Room, Generous Breakfast Kitchen with Integrated Appliances, Two Double

£175,000

 **rightmove**
the UK's number one property site

follow us 

Butcher Residential Limited, Barnsley Office: 41-43 Church Street, Barnsley, South Yorkshire, S70 2AH

Tel: 01226 288920 Fax: 01226 249851

www.butcherez.co.uk

Property Details



Bedrooms and Bathroom to the first floor whilst to the second floor is a third attic bedroom.

GROUND FLOOR

SIDE ENTRANCE PORCH Providing shelter from the elements and being an ideal space for the storage of outdoor clothing and footwear. Access is then provided through to the dining room.

DINING ROOM 12' 3" x 13' 2" (3.73m x 4.01m) This well proportioned reception room has an open plan aspect to the adjoining breakfast kitchen, there is a radiator and also a useful understairs storage area.

LOUNGE 14' 3" x 13' 0" (Maximum in each direction) (4.34m x 3.96m) Having a wide front facing bay window which provides excellent levels of natural light, the room exhibits laminate flooring throughout, there is coving to the ceiling, a radiator set within the bay and an attractive timber fireplace surround with marble hearth and inset, this in turn containing a feature gas fire.

BREAKFAST KITCHEN 13' 11" x 12' 3" (4.24m x 3.73m) Providing a very generous range of oak effect fronted units to base and eye level, comprising of an inset sink with cupboards under, there are further



base and wall mounted units and also a good expanse of recently renewed worktop surfaces having ceramic tiling to the surrounds. In addition there are plumbing facilities for both an automatic washing machine and dishwasher, a radiator and the sale will include the integrated electric oven and grill, four-ring hob and filter canopy.



FIRST FLOOR

BEDROOM ONE 12' 4" x 9' 9" (3.76m x 2.97m) The shorter measurement of this front facing bedroom is taken to the front face of a range of fitted wardrobes, there is also a radiator and fine open outlook to the front elevation.



BEDROOM TWO 9' 5" x 11' 10" (2.87m x 3.61m) This rear facing double bedroom affords an outlook over the generous rear garden, there is a radiator and fitted wardrobe.



BATHROOM Presented to a most attractive standard, having been re-fitted during the last two years, providing a three piece suite in white comprising of a panel bath with shower over, vanity wash hand basin and low flush WC. There is tiling to the walls and a radiator

LANDING With staircase rising to the second floor.



SECOND FLOOR

ATTIC BEDROOM THREE 13' 0" x 17' 4" (Maximum in each direction) (3.96m x 5.28m) Converted over thirty years ago, this rear facing bedroom has a double glazed skylight window providing an outlook over the rear garden, there is a radiator and also access to an area of eaves storage.



OUTSIDE To the front is a traditional lawn garden with charming, established shrub features, a driveway to the side provides parking facilities for numerous vehicles and leads in turn to a **DETACHED CONCRETE SECTIONAL GARAGE**, this being double width initially with a further section of single width to the rear, capable of accommodating three cars. The gardens to the rear are very generous, being predominantly laid to lawn and once again displaying numerous shrub features and mature trees. A number of garden stores are provided in addition to which is a substantial **WORKSHOP** which benefits from light and power supplies and lends itself to a variety of uses. Ideal for the tradesperson or anyone wishing to run a business from home (subject of course to any legal requirements), it may also prove itself suited to re-construction to provide a self-contained annex (once again subject to any required planning approval).



SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

TENURE We understand the property to be Freehold.

DIRECTIONS Postcode: S75 6AF - for SatNav purposes.

**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**

DISCLAIMER

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of