



**HOUSE
STYLE**

Semi-
Detached
Bungalow

**RECEPTION
ROOMS**

2

BEDROOMS

3

EPC RATING

TBC

**NO VENDOR
CHAIN**

VERY RARE THREE BED SEMI-DETACHED BUNGALOW – IN HIGHLY REGARDED SETTING – IDEALLY PLACED FOR DAILY COMMUTING – CLOSE TO SCHOOLS, SHOPS, CAFES, PUBLIC HOUSES, ETC – BENEFITTING FROM GCH AND UPVC DG – OFFERING CONSIDERABLE POTENTIAL FOR RENOVATION TO THE PURCHASER’S OWN REQUIREMENTS

DESCRIPTION The vast majority of semi-detached bungalows in Barnsley borough are of a two bedroom configuration, it is therefore a very rare occurrence for an example of this larger style three bedroom semi-detached bungalow to be offered to the market. Benefitting from gas fired central heating and uPVC double glazing it does offer scope for renovation/re-appointment to the successful purchaser's requirements and furthermore it is offered to the market with NO VENDOR CHAIN. Within easy reach of Junction 36 of the M1 motorway and also offering easy access to the Dearne Valley/Cortonwood area, the accommodation on offer extends to Entrance Hall, Front Facing Lounge, Dining Room with Open Plan Aspect to adjoining Kitchen, Three Bedrooms, Shower Room, good sized Gardens to both front and rear, long Driveway leading to Detached Garage

£150,000



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Property Details

GROUND FLOOR

ENTRANCE HALLWAY The entrance hall exhibits oak effect laminate flooring throughout. There is a built-in double fronted storage cupboard and also a loft access facility.



LOUNGE 13' 1" x 12' 0" (3.99m x 3.66m) This well proportioned principal reception room is positioned to the front of the property where a wide picture window provides excellent levels of natural light. There is coving to the ceiling, a single panel radiator and also a living coal effect gas fire.



DINING KITCHEN 15' 11" x 12' 10" (4.85m x 3.91m) An extension to the rear from the original design has resulted in a very well proportioned open plan dining kitchen. To the kitchen area there is a range of oak effect fronted units comprising of a stainless steel sink unit with cupboards under, further base storage cupboards and an expanse of worktop surfaces. Furthermore, there is laminate flooring to the kitchen area, a radiator to the dining area and the sale will include an integrated oven and four-ring electric hob.





BEDROOM ONE 12' 0" x 11' 1" (3.66m x 3.38m) A front facing principal double bedroom with single panel radiator and coving to the ceiling.



BEDROOM TWO 12' 0" x 10' 8" (3.66m x 3.25m) A rear facing double bedroom which once again provides a radiator and there is also coving to the ceiling.



BEDROOM THREE 10' 5" x 6' 11" (3.18m x 2.11m) Having a side facing window, single panel radiator and coving to the ceiling.



SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.65m)
Having full height tiling to the walls, further tiling to the floor and providing a three piece suite in white comprising of corner shower cubicle with Newlec electric shower, vanity wash hand basin with range of beech effect cupboards beneath and concealed flush WC.



OUTSIDE The property is set into particularly well proportioned gardens which offer great potential for cultivation to the successful purchaser's own requirements. A block paved driveway to the side elevation provides parking facilities for a number of vehicles and leads in turn to a **DETACHED CONCRETE SECTIONAL GARAGE**.

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 are awaiting confirmation of the tenure of the property.

DIRECTIONS Postcode: S74 0BL - for SatNav purposes.



From Junction 36 of the M1 motorway, follow the signs for Hoyland. At the Sheffield Road/Hoyland Road crossroads, proceed straight ahead in the direction of Sheffield. Just before leaving Hoyland turn left on to Parkside Road, after approx. 150 yards bear right on to Skiers View Road, turn right on to Clough Fields Road and turn left on to Bellwood Crescent.



**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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