



69 Caxton Street

, Barnsley, S70 2LF

Offers Over £110,000



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For sale is this modern three bedroom terrace property situated in the heart of Barnsley. Boasting from its generously spacious rooms, PVCu double glazing and gas central heating throughout the property is in perfect close proximity to local amenities, only a stone throw away from Barnsley town centre and Barnsley College and also close to the M1 network. This property is set out over three levels and accommodates a lounge, kitchen dining room, cellar, family bathroom, three bedrooms and gardens to the rear. For further details or to arrange an agent accompanied viewing please telephone 01226 771333 or visit www.psbarnsley.co.uk



INTRODUCTION

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LOUNGE 12'5" x 12'1" (3.80 x 3.70)

The lounge offers wood effect flooring, an open fire with a feature surround, a wall mounted radiator and a PVCu double glazed window to the front elevation.

KITCHEN DINING ROOM 13'5" x 12'5" (4.10 x 3.80)

A modern kitchen featuring a range of fitted wall and base level units with modern effect work surfaces incorporating a stainless steel bowl drainer sink unit with mixer tap and complimentary ceramic tiling to the surrounds. There is a built in electric oven and microwave with a four ring gas hob and canopied extractor hood. Low voltage lighting to the ceiling, rear facing PVCu double glazed window and a PVCu door accessing the rear garden.

STORAGE CELLAR

Underground storage area.

FIRST FLOOR LANDING

Providing fitted carpets, stairs rising to the attic bedroom and access to rooms on the first floor.

BEDROOM ONE 12'9" x 12'1" (3.90 x 3.70)

The first bedroom includes original flooring and fireplace, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM TWO 10'2" x 9'6" (3.10 x 2.90)

The second bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM THREE 13'9" x 12'1" (4.20 x 3.70)

A beautifully converted and spacious attic room, fully carpeted, wall mounted radiator and uPVC window to rear.

BATHROOM 9'6" x 4'3" (2.90 x 1.30)

The house bathroom features a three piece modern suite comprising a low flush WC, wash hand basin, bath, shower and matching tiling. Also with a wall mounted radiator and an elevated PVCu double glazed window.

EXTERNALLY

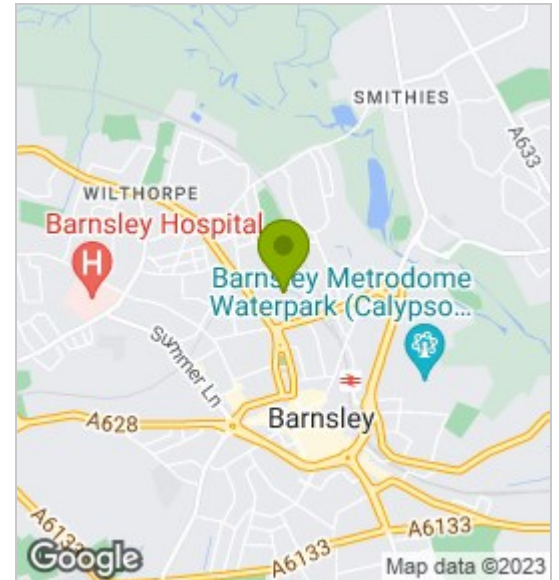
The rear features a large low maintenance enclosed garden with access to the rear through a gate.

Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 62 Old Mill Lane
Barnsley, S71 1PJ

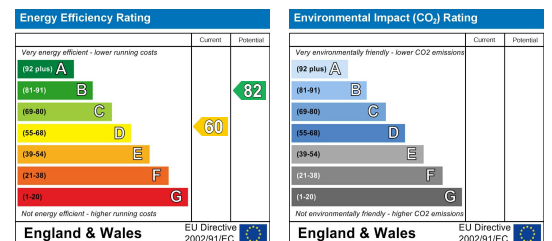
Area Map



Floor Plan



Energy Efficiency Graph



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