



## 48 Moor End Lane

Silkstone Common, Barnsley, S75 4QS

**Price Guide £199,500**





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## Entrance

## Lounge

14'5" x 11'4" (4.40 x 3.47)

## Kitchen Dining Room

17'4" x 10'11" (5.29 x 3.33)

## Conservatory

9'10" x 7'10" (3.00 x 2.39)

## Bedroom One

12'0" x 8'0" (3.66 x 2.44)

## Bedroom Two

10'11" x 10'10" (3.33 x 3.32)

## Bedroom Three

8'11" x 8'6" (2.73 x 2.61)

## Bathroom

5'6" x 4'10" (1.70 x 1.48)

## WC

5'6" x 2'7" (1.69 x 0.80)

## Outside

## Key Features

Three Well-Proportioned Bedrooms

Ideal for families, offering comfortable spaces for rest and privacy. Each room is versatile enough to suit a variety of needs, whether as bedrooms, a home office, or a playroom.

Bright Conservatory

A fantastic addition to the living space, the conservatory provides a light-filled area perfect for dining, relaxing, or enjoying views of the garden throughout the year.

Extensive Gardens

Generous outdoor space to the rear, ideal for children to play, keen gardeners to create their dream garden, or simply for relaxing in a peaceful setting. Plenty of

room for outdoor furniture and entertaining.

Walking Distance to the Railway Station

Conveniently located for commuters, with easy access to train services connecting to nearby towns and cities.

No Vendor Chain

A significant advantage for buyers looking for a straightforward and quicker purchase process.

Close to the Trans Pennine Trail

Perfect for those who enjoy walking, cycling, or exploring the outdoors, with scenic routes right on your doorstep.

Sought-After Village Location

Silkstone Common is known for its attractive surroundings, strong sense of community, and excellent local amenities, including schools, shops, and pubs.

Good Transport Links

Easy access to major roads and public transport, making travel to Barnsley, Sheffield, and beyond simple and convenient.

## Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarnsley.co.uk](http://www.psbarnsley.co.uk)

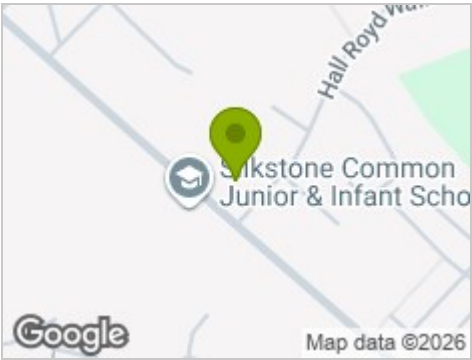
## Thinking of Selling?

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, 208 Barnsley Road, Cudworth  
Barnsley, S72 8UJ



Road Map



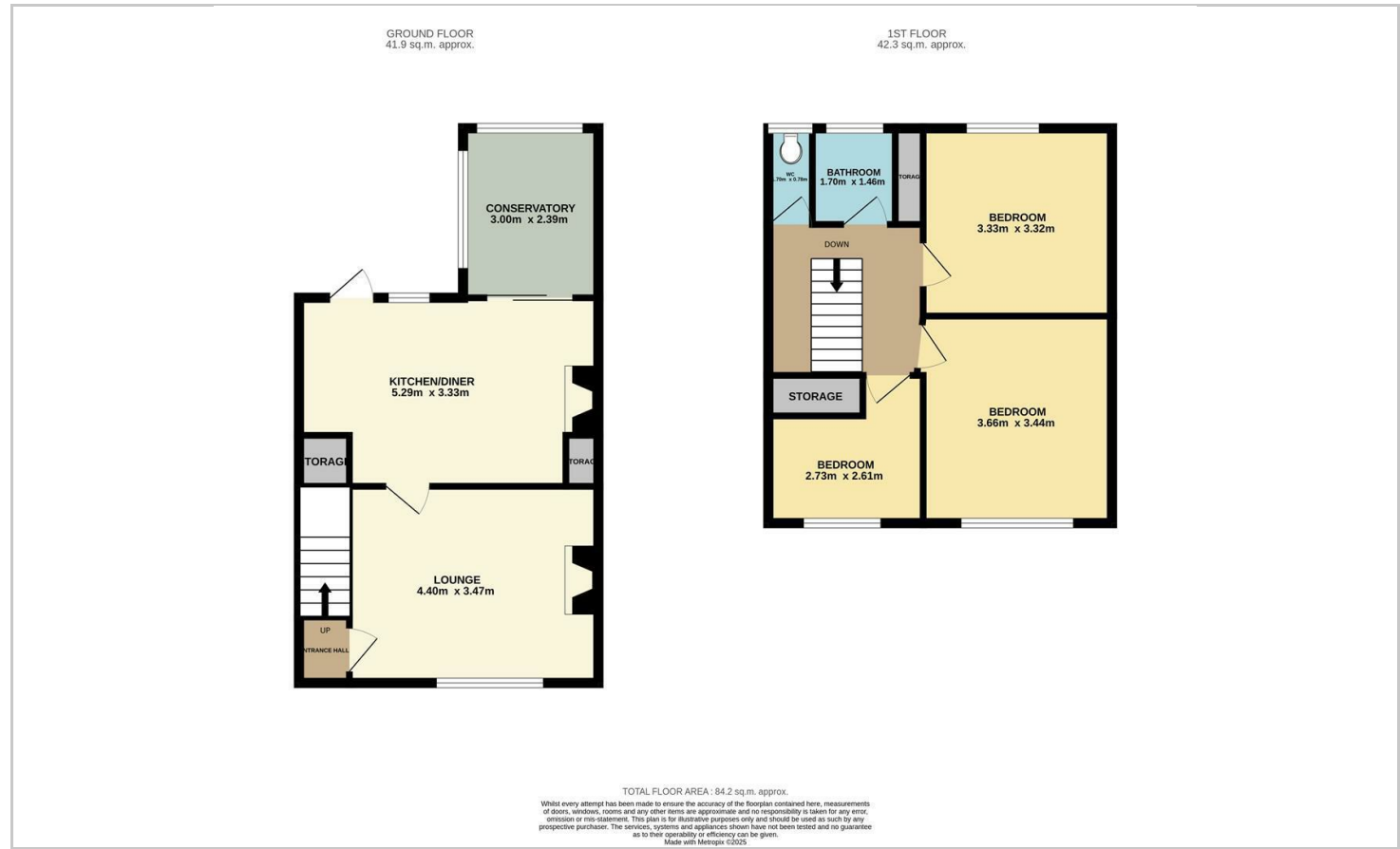
Hybrid Map



Terrain Map



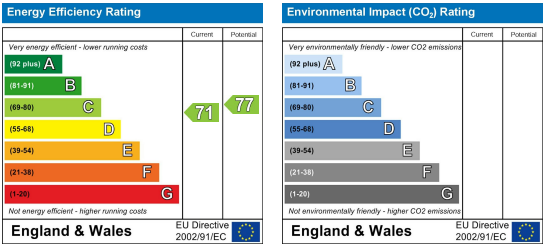
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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