



27 Cliffedale Crescent

Worsbrough, Barnsley, S70 4AR

Offers Over £109,950



The Property Shop is pleased to offer for sale this fully refurbished two bedroom semi detached house set in a popular residential location. The property is well placed for access to Barnsley Town Centre and within easy reach of the M1 Motorway network. The house has been fully renovated is tastefully decorated in the modern style. The property briefly comprises, entrance hall, lounge with wooden flooring and feature electric fire, kitchen with a range of new high gloss kitchen wall and base units, stainless-steel sink and electric oven and gas hob with extractor fan. There are two generous sized bedrooms, fully tiled family bathroom with three piece suite including bath, low flush WC, pedestal wash hand basin and chrome towel rail. Outside there is parking to the front of the house and enclosed garden to the rear overlooking the local countryside. For further information or to arrange an agent-accompanied viewing, please call The Property Shop on 01226 771333 or visit www.psbarnsley.co.uk



INTRODUCTION

For sale this fully refurbished two bedroom semi detached house set in a popular residential location. The property is well placed for access to Barnsley Town Centre and within easy reach of the M1 Motorway network. The house has been fully renovated is tastefully decorated in the modern style. The property briefly comprises, entrance hall, lounge with wooden flooring and feature electric fire, kitchen with a range of new high gloss kitchen wall and base units, stainless-steel sink and electric oven and gas hob with extractor fan. There are two generous sized bedrooms, fully tiled family bathroom with three piece suite including bath, low flush WC, pedestal wash hand basin and chrome towel rail. Outside there is parking to the front of the house and enclosed garden to the rear overlooking the local countryside.

ENTRANCE HALL

uPVC double glazing door to the entrance that leads into the lounge and giving access to the first floor accommodation.

LOUNGE 14'7" x 12'8" (4.47 x 3.87)

To the front of the property is this light and airy room with grey wooden effect flooring, useful storage cupboard. gas central heating radiator, telephone point and feature fire.

KITCHEN 10'0" x 6'6" (3.06 x 1.99)

A new kitchen featuring a range of fitted white high gloss wall and base level units with complimentary work surfaces incorporating and a stainless steel bowl drainer sink unit with mixer tap. There is a integrated electric oven with a four ring gas hob and canopied extractor hood, and low voltage lighting to the ceiling.

UTILITY ROOM 8'11" x 4'10" (2.72 x 1.48)

Extended utility room with two storage cupboards and electric.

FIRST FLOOR LANDING

Carpeted stairs leading to the first floor landing with central heating radiator.

BEDROOM ONE 12'4" x 12'9" (3.77 x 3.90)

Front facing and a very spacious bedroom with double glazed window, central heating radiator and storage cupboard housing the new A rated condensing boiler.

BEDROOM TWO 10'4" x 9'1" (3.16 x 2.77)

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

BATHROOM 5'4" x 5'8" (1.64 x 1.75)

Vinyl flooring, extractor fan, fully tiled walls, a new three piece white suite with bath with shower over, pedestal basin, WC and matching towel rail.

EXTERNALLY

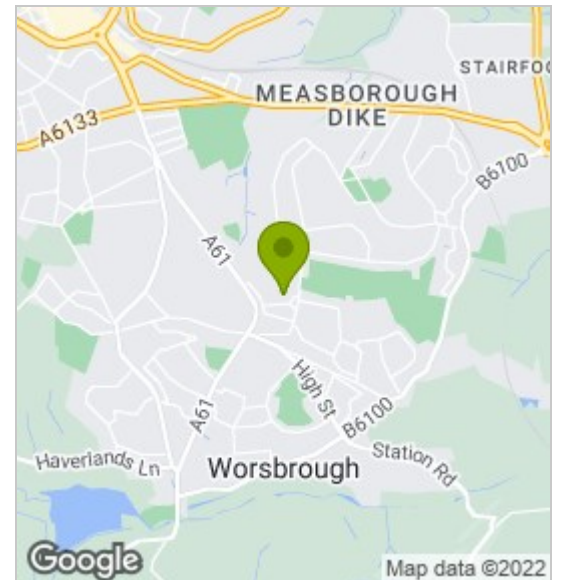
The property has a secluded place on this popular estate with off street parking to the front. To the rear of the property is a well proportioned fully enclosed garden with perimeter fencing and flower borders.

Thinking of selling?

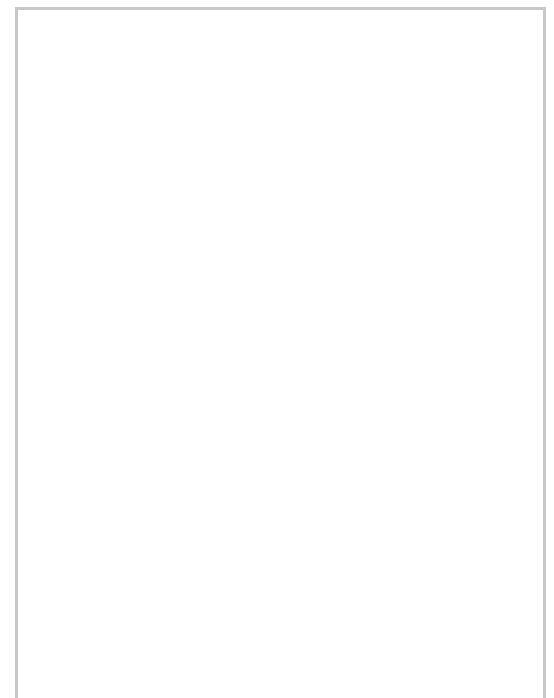
If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

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

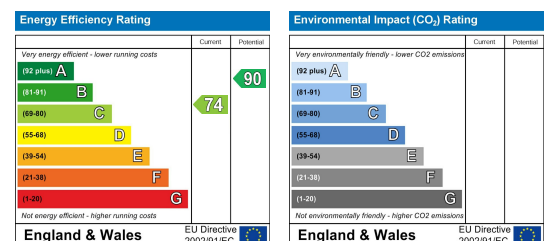
Area Map



Floor Plan



Energy Efficiency Graph



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