



# RE/MAX PROPERTY HUB



**269 Midland Road, Barnsley, S71 4DW**

**Asking price £130,000**

This very spacious property was formally two properties and has been knocked through to make one 1300 sq/ft (approx) family home. Briefly comprising three double bedrooms and a family bathroom on the first floor and a great sized kitchen diner with utility and two reception rooms/ living rooms on the ground floor. A private garden is to the rear with room at the side of the property to extend (with correct contents). This will be popular for both investors and families and so you will need to book your appointment to view as soon as possible to ensure you don't miss out.

## Front of Property



To the front of the property is a small low maintenance garden and very useful side area with it would be worth looking into the possibility of either extending or having as off road parking (planning permitting).

## Kitchen Diner 14'5" x 13'9" (4.4m x 4.2m)



A great sized Kitchen diner which has plenty of storage with modern both base and wall units. A gas hob with an electric oven. Stainless steel sink and draining board with tiled splash back. The south facing double glazed window allows natural light into the high ceiling room.

## Lounge 15'5" x 11'1" (4.7m x 3.4m)



Take your pick which room you relax in in this property as it has not one but two living rooms. This one is straight off the kitchen so would be a great dining room as its French doors lead into the rear garden. With access to a utility room this is a very handy space.

## Reception Room 13'1" x 12'1" (4m x 3.7m)



The second of the living rooms is to the front of the property and is more snug. South facing to allow light in this room is carpeted with a bay window and original features. The room has an open fire as its focal point and is a lovely place to relax after a hard days work.

## Utility Room 9'10" x 6'10" (3m x 2.1m)

With access to the rear garden and natural light from a large double glazed window. This room is a great size and would make a good "ironing room"

## Bedroom One 14'1" x 13'9" (4.3m x 4.2m)



Good sized double bedroom easily fits a king size bed and is South facing. Laminate floor with a radiator

Bedroom Two 15'5" x 11'2" (4.7m x 3.41m)



Again a great sized bedroom and easily fits a king size bed. Carpeted, South facing with modern spot lighting.

Bedroom Three 12'1" x 10'2" (3.7m x 3.1m)



Another double bedroom currently used as the office room. Laminate floor with a double glazed window.

Family Bathroom 9'6" x 6'10" (2.9m x 2.1m)



Spacious and fully equipped. This Family bathroom comprises a full size bath with shower head, W/C and wash hand basin. Fully tiled with modern spotlights. Storage area and loft access.

Garden



A quirky low maintenance garden to the rear with artificial grass and enclosed. A great area to BBQ as the Lounge Dining room is accessible through the French doors.

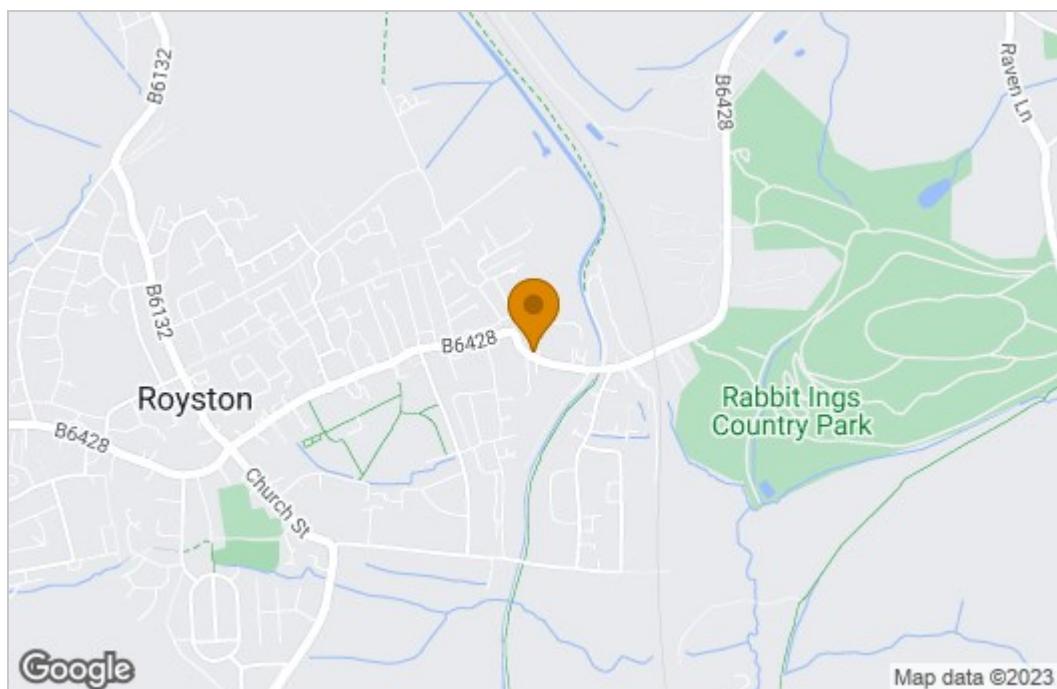
## Floor Plan



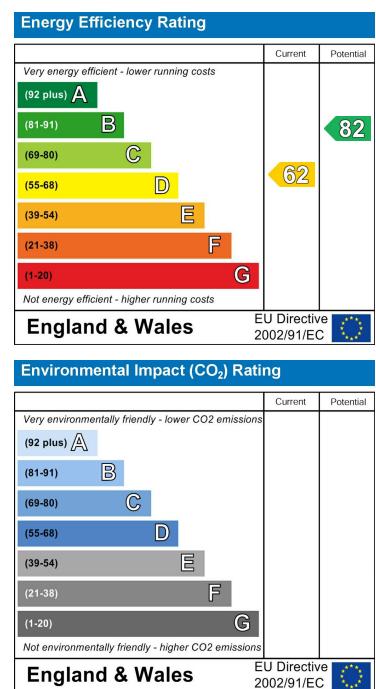
Total floor area 121.5 sq.m. (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Area Map



## Energy Efficiency Graph



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