



342 Carlton Road, Barnsley, Yorkshire, S71 2BH

Offers In The Region Of £125,000

THE PERFECT FAMILY PROPERTY

AN IDEAL OPPORTUNITY TO PURCHASE A FANTASTIC FAMILY HOME!!! Ready and waiting for you to put your own style into it is this three bed semi detached property in the popular area of Carlton, Barnsley. Within view of the popular local school and oozing with potential.

The property briefly comprises of entrance hallway, W.C, lounge, dining room and family kitchen. With front and rear gardens, detached garage and outbuildings for storage. The first floor has the three bedrooms and family bathroom.

With good transport link between the A1, M1, Barnsley and Wakefield. Book your viewing with us now to avoid disappointment!

HALLWAY & LANDING



Entering through the side UPVC door into the large hallway. Having access to the W.C, lounge and kitchen, an under stair cupboard houses the gas boiler and the stairs lead to the first floor. To the landing is a double storage cupboard and access to the loft which is boarded with a pull down ladder.

W.C

To the front of the property is the downstairs W.C having a toilet and wash basin.

LOUNGE



The front facing lounge is spacious with a large bay window and having access to the rear dining / reception room.

DINING / RECEPTION ROOM

The second reception room is located to the rear of the property with a large window to the rear garden. There is a possibility to open this up with patio doors which have already been procured.

KITCHEN



A range of white wall and base units with a contrasting dark work surface and dark tile effect flooring. The kitchen also has an integrated oven, hob and extractor. The rear entrance door leads further to the side of the property with a window overlooking the rear garden.

BATHROOM



To the first floor is the generously sized family bathroom which comprises a corner toilet, pedestal sink and bath with a shower over.

BEDROOM TWO



To the rear of the property is the second bedroom which is a good sized double having plastered walls with neutral décor.

MASTER BEDROOM

Having the added benefit of a fitted storage cupboard, this front facing double bedroom is another generously sized room.

BEDROOM THREE



The third bedroom is of a good size with over stairs storage and is located to the front of the property.

OUTSIDE

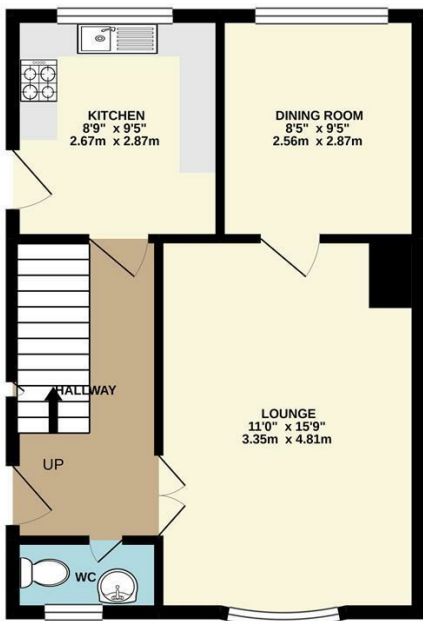


To the front of the property is a gated driveway leading to the detached garage and rear garden. The front garden is well kept with mature plants, shrubs and a good sized lawn.

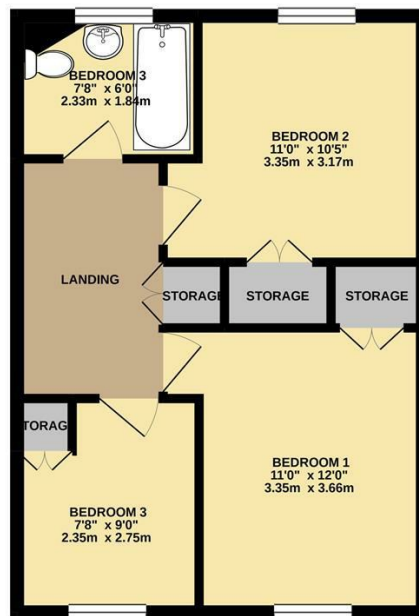
As well as a further lawn, to the rear of the property are outbuildings providing ample storage space.

Floor Plan

GROUND FLOOR



1ST FLOOR

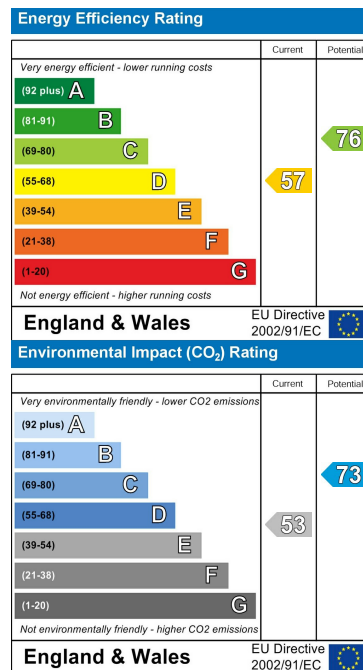


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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