merryweathers
Est. 1832

12 Edward Street, Great Houghton, Barnsley, S72 0DQ

Offers In The Region Of £140,000

We are pleased to present this inviting terraced house for sale. The property is in an advantageous location, offering easy access to public transport links and local amenities. Nestled in a sought-after neighbourhood, this residence offers a unique opportunity for first-time buyers, investors, and families alike. The house is in good condition, ready to welcome its new owners. It boasts three generously sized bedrooms. Each room provides a comfortable living space, ideal for a family home.

The property features a well-equipped kitchen, complete with built-in pantries and a dedicated dining space. The layout is practical, offering a seamless flow between cooking and dining, ideal for family meals and entertaining guests.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 11'11" x 12'5" (3.65 x 3.80)

With a front facing UPVC window and composite door, The lounge is decorated tastefully featuring a gas central heating radiator with the focal point of the room being the wall mounted electric fire.

Kitchen 13'6" x 11'11" (4.13 x 3.65)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a black drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and dishwasher, With central heating radiator and useful pantry area beneath the stairs. The kitchen is a good sized room allowing space for a dining table and chairs perfect for entertaining guests.

Landing

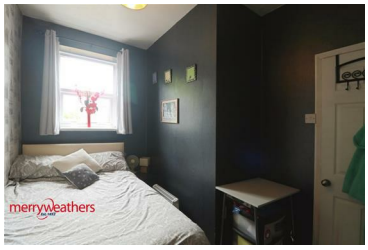
Bedroom One 12'0" x 12'5" (3.66 x 3.81)

With a front facing UPVC window and central heating radiator. The room is of double size featuring a built in storage space, carpet to the flooring and neutral décor.

Bedroom Two (Attic) 10'7" x 13'1" (3.25 x 4.00)

With a front facing Velux window allowing natural light and central heating radiator. The room is of double size benefitting from carpet to the flooring and stylish décor.

Bedroom Three 10'7" x 7'10" reducing to 5'5" (3.25 x 2.40 reducing to 1.67)



With a rear facing UPVC window and central heating radiator. The bedroom benefits from built in storage.

Bathroom 5'10" x 6'2" (1.80 x 1.88)

With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation

To the front of the property is on street parking.

Rear Elevation

To the rear of the property are two separate garden areas the first being a pebbled space secured by a timber fence and gate, The second being a laid to lawn garden with a timber shed which again is secured by fencing and gate.

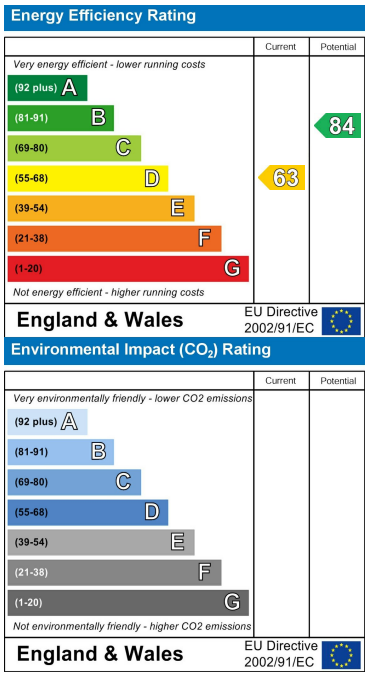
Material Information

Council Tax Band: A
Tenure: Freehold
Property Type: Mid Terrace
Construction type standard
Heating Type: Gas Central Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type: On Street
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map

Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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