



121 Park Grove, Barnsley, S70 1QE

Offers In The Region Of £260,000

*****NO CHAIN***** MERRYWEATHERS are proud to offer to the market this beautiful large four bedroomed Victorian Villa terrace property situated in the heart of Barnsley. Offering generously sized rooms and modern décor throughout, UPVC double glazing and gas central heating throughout and a perfect close proximity to local amenities, a stone throw away from Barnsley town centre, Locke Park and also close to the M1 network making the property ideal for the commuter. The property briefly comprises of a lounge, dining room, kitchen, bathroom, four bedrooms and gardens to the front and rear.

Viewings are a must to appreciate what this property has to offer
Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

We are pleased to present this well-maintained house for sale, ideal for first-time buyers and families alike. Found in a highly sought-after location close to Locke Park, this property provides both a peaceful retreat and easy access to outdoor activities.

The property boasts good condition throughout, offering an inviting living space with two well-appointed reception rooms. These rooms are perfect for entertaining or spending quality time with family and friends. Additionally, the home accommodates four spacious bedrooms that offer plenty of room for personalisation and comfort.

The kitchen is a true highlight of the home, filled with natural light and equipped with a range cooker. With the capacity to inspire any home cook, this space is sure to become the heart of the home.

The house is complete with a single bathroom that serves the four bedrooms, ensuring convenience for all members of the family. The property is rated D for energy efficiency, reflecting a reasonable balance between comfort and environmental consciousness.

Benefitting from a council tax band C, this property offers a good balance of quality and affordability.

In conclusion, this home provides a unique opportunity for those wishing to start their homeownership journey or for growing families seeking a comfortable living space in a desirable location. Viewing is highly recommended to fully appreciate the charm and potential this property offers.

Entrance Hall



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 13'1" x 12'10" (4.00 x 3.93)



With a front facing UPVC bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with log burner inset.

Dining Room 15'1" x 10'10" (4.60 x 3.31)



With rear facing UPVC French doors to the garden, central heating radiator, decorative coving to the ceiling and the focal point of the room being the chimney breast with log burner inset.

Downstairs WC 2'4" x 4'0" (0.73 x 1.24)



With a low flush WC and hand wash basin.

Kitchen 17'2" x 10'11" (5.25 x 3.33)



The kitchen is fitted with a range of modern wall and base units featuring a range cooker, fridge, freezer, dishwasher and an inset sink and drainer with a swan neck mixer tap over. Also with vinyl finished flooring, LED spot lighting to the ceiling, a wall mounted radiator, a rear facing UPVC double glazed window and a UPVC door accessing the rear garden.

Bathroom 6'9" x 7'9" (2.08 x 2.38)



featuring a three piece modern suite comprising a low flush WC, double vanity wash hand basins and a P shaped panel bath with shower over. Also with a wall mounted radiator and an elevated UPVC double glazed window.

Attic Bedroom 15'5" x 16'0" (4.72 x 4.88)



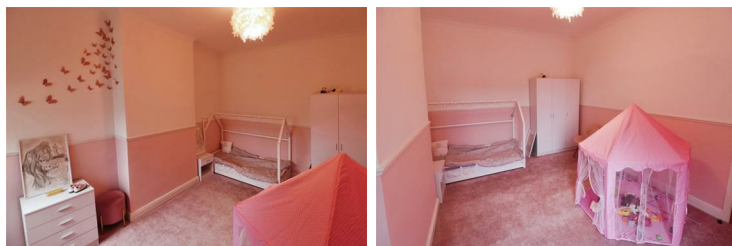
Located on the second floor is the attic bedroom featuring fitted carpets, LED spot lighting to the ceiling, a wall mounted radiator and an elevated UPVC double glazed window.

Master Bedroom 17'1" x 12'9" (5.21 x 3.91)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is a generous sized double benefitting from high ceilings and natural light.

Second Bedroom 15'2" x 10'11" (4.63 x 3.33)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling.

Fourth Bedroom 10'0" x 10'0" (3.05 x 3.06)



With a rear facing UPVC window and central heating radiator. The room is currently used as a dressing room.

Outside



To the front of the property offers an enclosed buffer garden with block paving, white pebbled area and a small artificial lawn area with access to the entrance door. The rear features a large low maintenance enclosed garden laid with Yorkshire Stone

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Terrace

Construction type: Standard Construction

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.

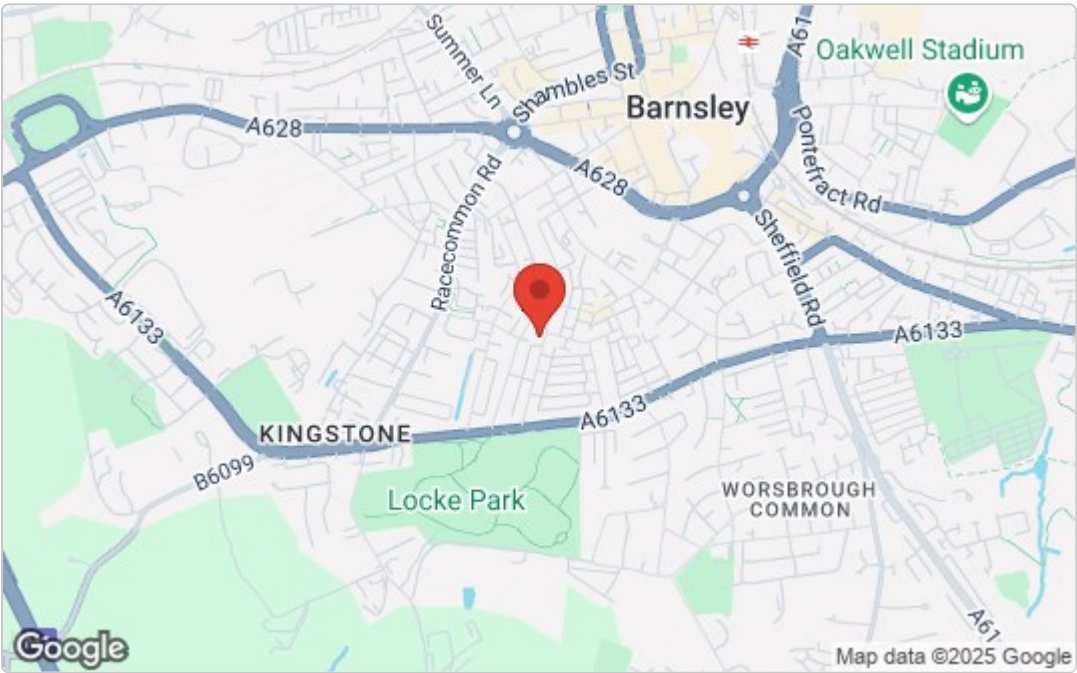
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

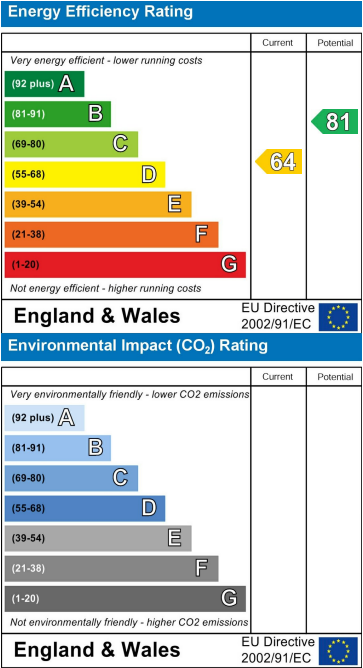
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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