



107 Pogmoor Road, Barnsley, S75 2LN

Price Guide £330,000

MERRYWEATHERS are excited to offer to the market WITH NO VENDOR CHAIN this splendid detached bungalow, ideal for families, featuring THREE DOUBLE BEDROOMS including a master with separate dressing area and En suite, a well equipped kitchen, two separate reception rooms, a single garage, carport and ample parking, all in a sought after location with excellent transport links and nearby schools

Viewings are HIGHLY RECOMMENDED to appreciate what the property has to offer.
Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

Presenting a splendid detached bungalow, neutrally decorated and available for sale. This property is ideal for families, boasting three generously sized double bedrooms and two bathrooms. The master bedroom is a standout feature, offering an en-suite bathroom and dressing area. The two remaining double bedrooms are well-proportioned, offering ample space for furnishings.

The property benefits from a well-lit kitchen, equipped with a natural light source that provides a warm and welcoming atmosphere. The kitchen is one of two main social areas in the home, with the other being the two reception rooms. Reception room one features large windows and a fireplace, providing a cosy and bright space for relaxation or entertaining. The second reception room is separate, offering more privacy or a quieter space if needed.

This property is also energy efficient with an EPC rating of 'D' and falls under the 'D' council tax band. Location-wise, the bungalow is in a sought-after location with excellent public transport links. It also benefits from its proximity to reputable schools and parks, which are ideal for families with school-age children or those who enjoy outdoor activities.

Unique features include a single garage and parking. This is a great advantage, especially for families with more than one car or for those who value secure, off-street parking.

In summary, this detached bungalow combines comfortable living with a great location. Its neutral decoration allows for personalisation, making it a perfect blank canvas for your dream family home.

Entrance Hall

With a front facing UPVC entrance door, central heating radiator and decorative coving to the ceiling. The hall is decorated neutrally throughout with spotlights to the ceiling and laminate to the flooring.

Lounge 13'11" x 12'7" (4.26 x 3.86)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset. The lounge is decorated with neutral tones featuring spot lights to the ceiling and carpet to the flooring making it a warm inviting space to entertain or relax after a hard days work.

Dining Room 12'3" x 11'11" (3.74 x 3.65)



With a side facing UPVC window and central heating radiator. The room benefits from an under stairs storage cupboard and features decorative coving to the ceiling and stairs raising to the first floor accommodation.

Kitchen 11'7" x 8'0" (3.54 x 2.44)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a Belfast sink with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include double electric oven, 5 ring gas hob with hood above, fridge freezer and dishwasher.

Bedroom One 16'8" x 10'4" (5.09 x 3.17)



With two rear facing Velux windows and side facing UPVC French doors allowing plenty of natural light. The bedroom is of double size with neutral décor featuring spot lights to the ceiling and carpet to the flooring.

Dressing Area 14'5" x 9'0" (4.40 x 2.76)



With two rear facing Velux windows and central heating radiator.

En Suite 10'8" x 4'7" (3.27 x 1.40)



With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator.

Bedroom Two 12'7" x 10'9" (3.86 x 3.30)



With a front facing UPVC window, decorative coving to the ceiling and central heating radiator. The room is of double size and benefits from neutral décor and spot lights to the ceiling.

Bedroom Three 12'0" x 10'9" (3.66 x 3.30)



With a rear facing UPVC window, decorative coving to the ceiling and central heating radiator. The room is of double size and benefits from neutral décor and spot lights to the ceiling.

Family Bathroom



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 a laid to lawn garden with driveway which in turn leads to the garage and additional car port.

Rear Elevation



To the rear of the property is a good family sized laid to lawn garden with established trees.

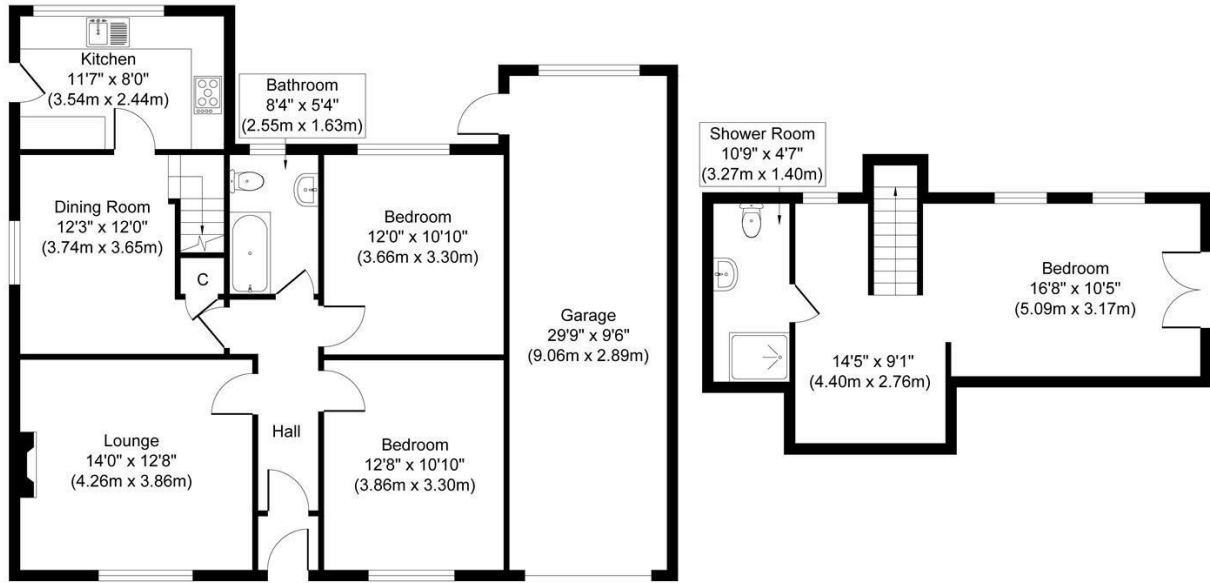
Garage

Single garage secured by an up and over garage door, with power and lighting and side courtesy door. The garage also features a utility space benefitting from a sink unit and plumbing for an automatic washing machine.

External



Floor Plan

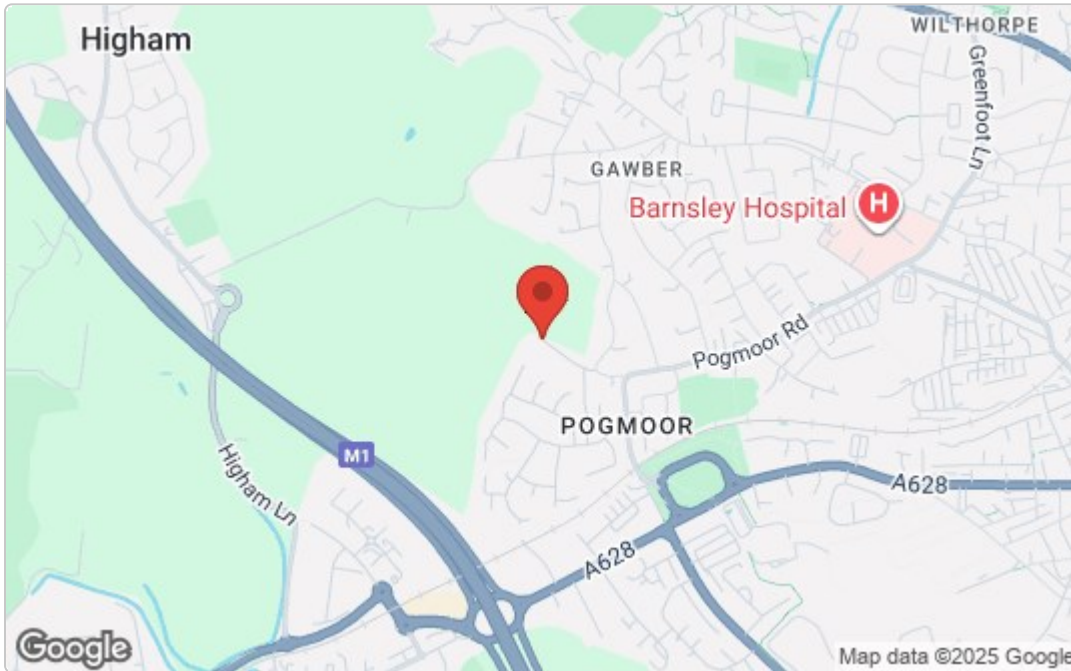


Ground Floor
 Approximate Floor Area
 1119 sq. ft
 (103.94 sq. m)

First Floor
 Approximate Floor Area
 349 sq. ft
 (32.41 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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