



47 Ivy Farm Close, Barnsley, S71 3EG

Offers In The Region Of £190,000

A HIDDEN GEM in a CUL DE SAC location.

MERRYWEATHERS are proud to fetch back to the market after undergoing an EXTENSIVE REFURBISHMENT this beautiful well presented two bedroom semi detached bungalow in the popular location of Carlton.

Viewings are HIGHLY recommended to appreciate what this STUNNING property has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

I am delighted to introduce this immaculate semi-detached bungalow for sale. This property is unique and boasts a number of features that make it a standout choice, particularly for first-time buyers or couples looking to downsize.

The house is situated in a sought-after location, nestled at the end of a peaceful cul-de-sac, yet benefits from excellent transport links and proximity to local schools and parks. The property has been recently refurbished to a high standard and is in pristine condition, ready to warmly welcome its new owners.

Inside, the bungalow offers a generously sized reception room that features a charming focal point. The modern kitchen is a real highlight of the property, boasting wooden countertops and integrated appliances. It is filled with natural light and includes a breakfast area, perfect for casual dining.

The property features two double bedrooms. The master bedroom comes with built-in wardrobes, providing ample storage space. The second bedroom is also a good size and can accommodate a double bed with ease. The bathroom, complete with a walk-in shower and a heated towel rail, exudes a contemporary feel.

The property is rated C on the EPC scale and falls within council tax band B. One of the unique features of this property is the inclusion of a private parking space. Additionally, the property boasts a well-maintained garden, perfect for those who enjoy outdoor living.

This combination of location, condition and unique features makes this property a compelling prospect. Don't miss out on this fantastic opportunity.

Entrance Hall



With a side facing UPVC entrance door, central heating radiator and decorative coving to the ceiling.

Kitchen 8'2" x 10'0" (2.49 x 3.06)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include a automatic washing machine, fridge freezer, electric oven with separate microwave and induction hob with hood above. The kitchen has recently undergone a full refurbishment and is truly the heart of this fantastic home.

Lounge 10'6" x 17'9" (3.22 x 5.43)



With a front facing UPVC window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative feature wall. The room is a good family size and allows space for dining table and chairs.

Bathroom 5'4" x 6'9" (1.65 x 2.08)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window. The Bathroom has recently been refurbished to a high standard featuring an illuminated wall mounted mirror.

Bedroom One 11'8" x 10'6" (3.56 x 3.21)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The bedroom is of double size with neutral décor, carpets to the flooring and decorative coving to the ceiling.

Bedroom Two 8'9" x 7'9" (2.67 x 2.38)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The bedroom is of single size but does currently hold a double comfortably, featuring neutral décor and carpet to the flooring.

Front Elevation



To the front of the property is a well maintained laid to lawn garden with brick paved driveway which in turn leads to the rear of the property allowing parking for multiple vehicles.

Rear Elevation



To the rear of the property is a good sized family garden with laid to lawn area and patio space, the garden features a timber and is secured by a timber fence.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Semi detached

Construction type Brick built

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: Driveway

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.

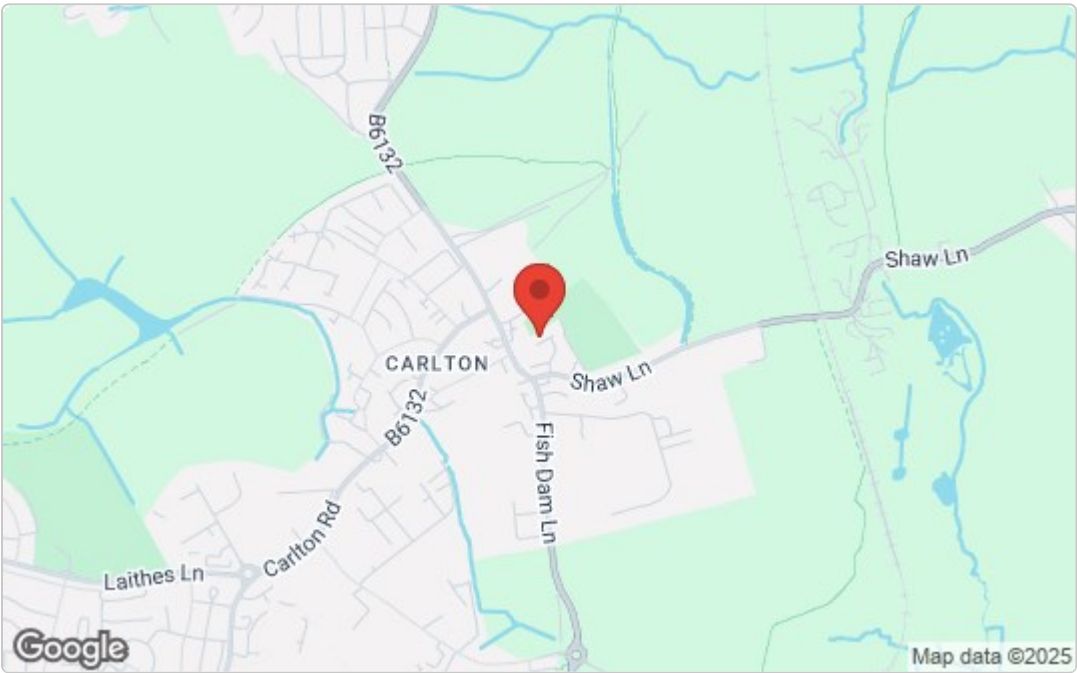
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan

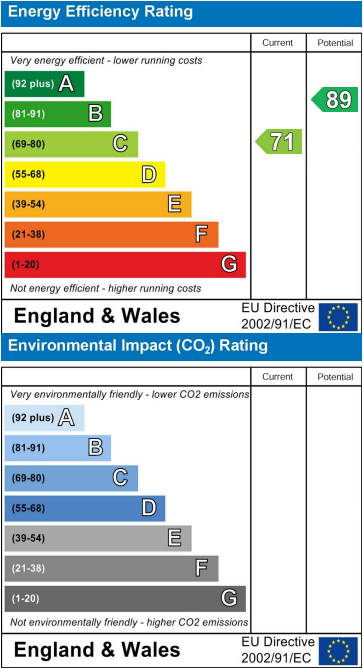


Area Map



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.

Energy Efficiency Graph



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

Registered in England and Wales No. 6679044

