



27 Blackburn Lane, Barnsley, S75 2BA

**Offers In The Region Of £150,000**

Merryweathers are please to offer to the market this three-bedroom terraced home for sale in a popular Barnsley location, offering a practical layout with separate reception room, kitchen with island, three double bedrooms and walk-in-shower bathroom, close to schools, hospital, local amenities and strong transport links to major cities.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.



## Property Introduction

This three-bedroom terraced property in Barnsley is \*\*for sale\*\* and offers well-balanced accommodation suited to first time buyers, families and investors.

The ground floor features a separate reception room, providing a defined space for relaxing or entertaining. The kitchen includes a practical kitchen island, creating additional preparation and informal dining space. Upstairs, there are three double bedrooms, offering flexible options for family living, guest rooms or home working. The bathroom is fitted with a walk-in shower.

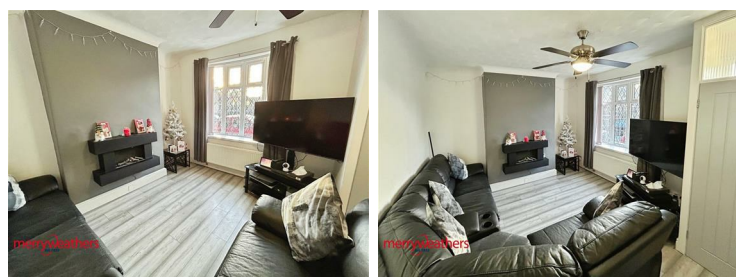
The property is located in a popular residential area of Barnsley with convenient access to local amenities, including everyday shopping facilities, cafés and services in and around the town centre. Families benefit from proximity to nearby schools, with a range of primary and secondary options within the wider S75 area.

Barnsley town centre is within easy reach, offering a wider choice of retail, leisure and cultural facilities, including The Glass Works shopping area and Barnsley Market. Nearby parks and green spaces around the town provide opportunities for walking and outdoor recreation.

Public transport links are accessible, with Barnsley railway station offering regular services to Sheffield, Leeds and other regional destinations, with journey times from around 25–35 minutes to the major city centres. Local bus routes also connect the surrounding residential neighbourhoods with the town centre and key employment areas.

Overall, this three-bedroom terraced home provides a practical layout and a location convenient for schools, local amenities and transport links, making it a suitable option for a range of purchasers.

## Lounge 14'0" x 11'8" (4.29 x 3.58)



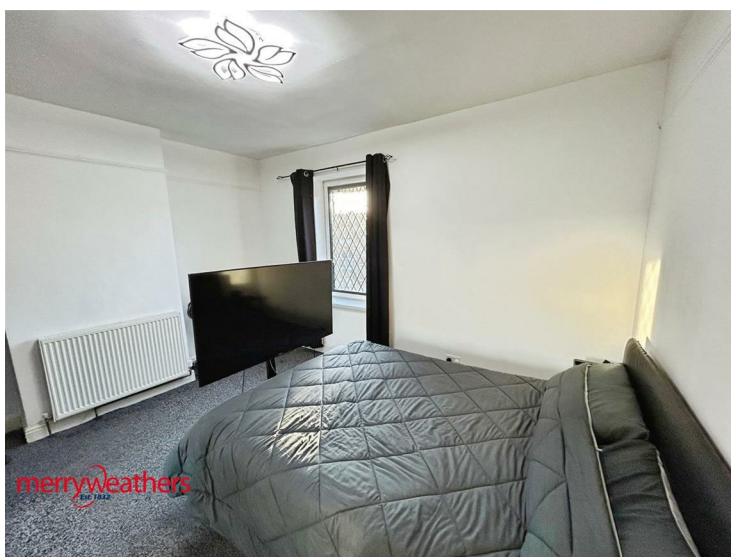
With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

## Kitchen 13'4" x 14'2" (4.07 x 4.33)



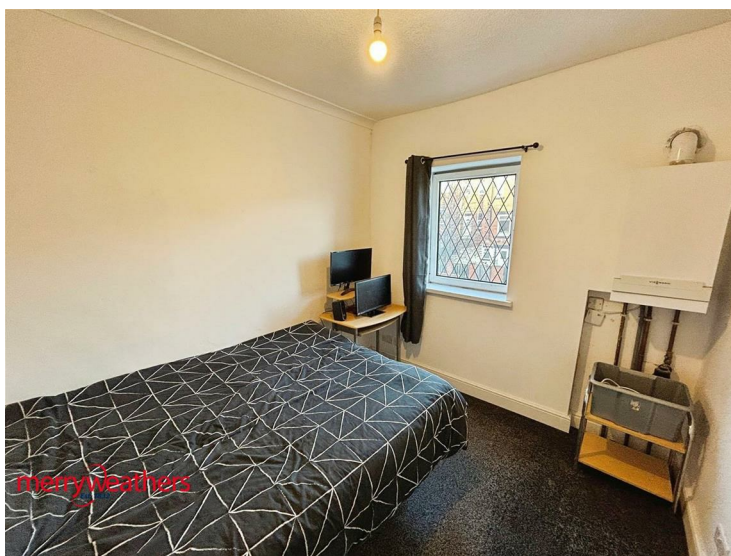
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall and base units. With integrated appliances to include an automatic washing machine, dishwasher, electric oven and induction hob. With central heating radiator and door providing access to the cellar.

## Bedroom One 14'1" x 11'10" (4.30 x 3.61)



With a front facing UPVC window and central heating radiator. The bedroom is of double size with neutral décor and features a built in storage cupboard.

## Bedroom Two 8'11" x 10'0" (2.72 x 3.06)

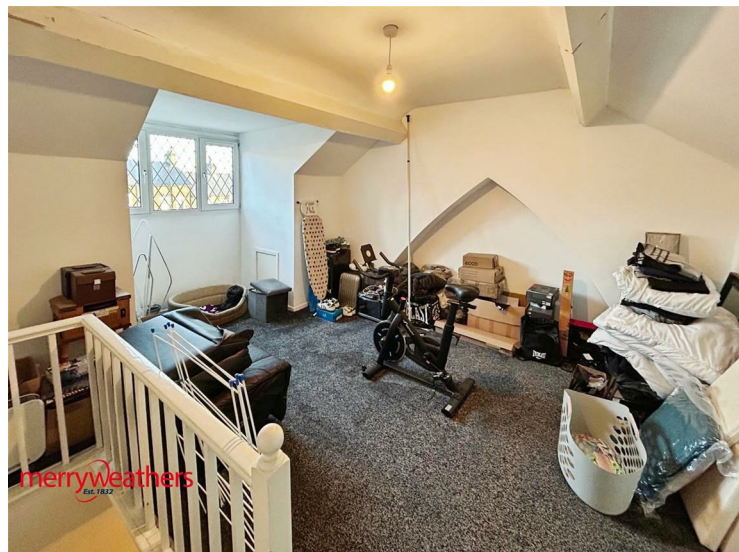


With a rear facing UPVC window and central heating



radiator. The room is of double size featuring neutral décor and carpet to the flooring the room also hosts a wall mounted central heating combi boiler.

### **Attic Bedroom 10'5" x 4'11" (3.18 x 1.50)**



With a rear facing UPVC window and central heating radiator. The room is of double size and features neutral décor with carpet to the flooring.

### **Bathroom 10'5" x 4'11" (3.18 x 1.50)**



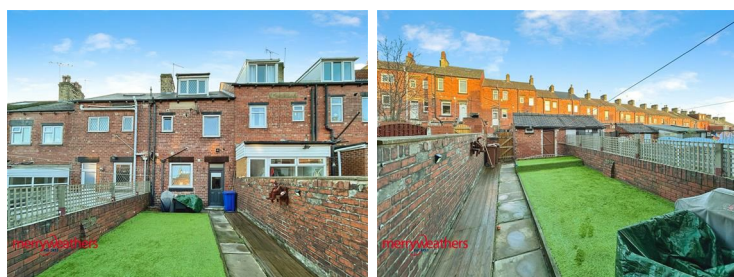
With a three piece suite comprising of a walk in shower, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Front Elevation**



To the front of the property is a small garden space secured by a wall and iron gate.

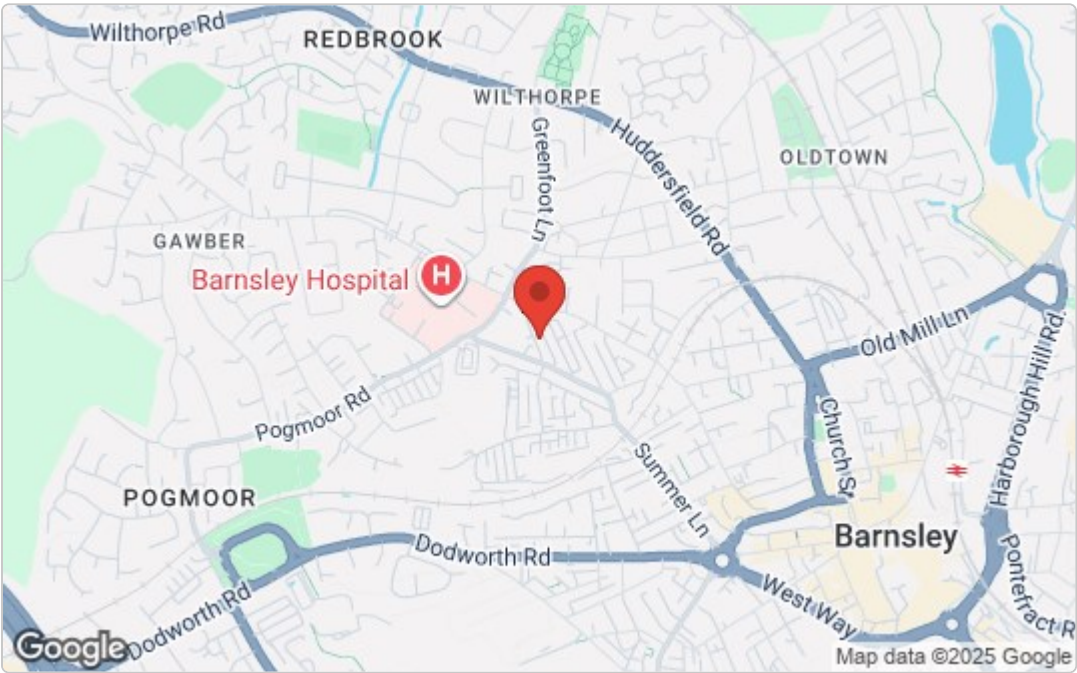
### **Rear Elevation**



To the rear of the property is a average sized garden with artificial lawn.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

