



15 Old Crown Gardens, Great Houghton, Barnsley, S72 0BN

Best Offers Around £155,000

MERRYWEATHERS are pleased to offer to the market this FANTASTIC three bedroom town house situated within a cul de sac location in Great Houghton Barnsley. The property is well presented throughout and briefly comprises of a lounge, kitchen diner, downstairs WC, two double bedrooms with en suite to the master, a third single and a family bathroom making it ideal for a family.

Great Houghton offers a range of everyday amenities including local shops, primary schooling and community facilities. Nearby open spaces and play areas provide opportunities for outdoor recreation, with wider leisure, retail and dining options available in Barnsley town centre.

CALL TODAY to arrange your viewing on 01226 730850

Entrance Hall

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

Down Stairs WC 2'11" x 5'8" (0.89 x 1.73)



With a two piece suite comprising of a low flush WC. With central heating radiator and opaque double glazed window.

Lounge 11'4" x 16'2" (3.46 x 4.95)



With a front facing UPVC window, decorative coving to the ceiling and central heating radiator. The room features neutral décor and benefits from carpet to the flooring.

Kitchen Diner 14'6" x 9'10" (4.44 x 3.02)



Set beneath the rear 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 fridge, freezer, electric oven and gas hob with hood above. The kitchen allows space and plumbing for an automatic washing machine and benefits from a handy built in storage cupboard beneath the stairs. The kitchen houses the gas central heating boiler and the current vendor had a new boiler installed in February 2024.

Bedroom One 11'4" x 9'8" (3.47 x 2.95)



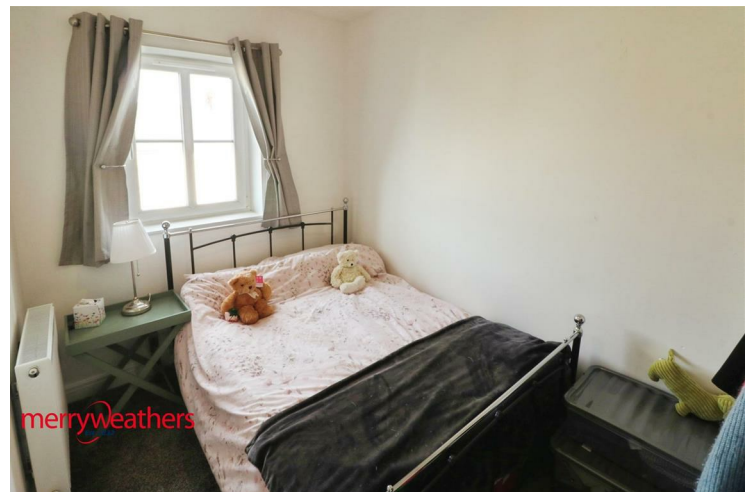
With two front facing UPVC windows and central heating radiator. The bedroom is of double size featuring neutral décor and benefits from a handy built in storage cupboard and carpet to the flooring.

En Suite 3'1" x 7'6" (0.96 x 2.31)



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

Bedroom Two 7'1" x 10'6" (2.18 x 3.22)



With a rear facing UPVC window and central heating

radiator. The room is of double size with neutral décor and features carpet to the flooring.

Bedroom Three 6'9" x 7'1" (2.08 x 2.17)



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

Family Bathroom 7'9" x 5'6" (2.38 x 1.69)



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 laid to garden with path to the front UPVC entrance door.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area perfect for family life and entertaining on those warmer days.

Garage 17'1" x 8'10" (5.23 x 2.70)

Single garage secured by an up and over garage door, with power and lighting and space for parking to the front.

Material information

Council Tax Band: B

Tenure: FREEHOLD

Property Type: Mid Town House

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 conveyancing solicitor.

Floor Plan



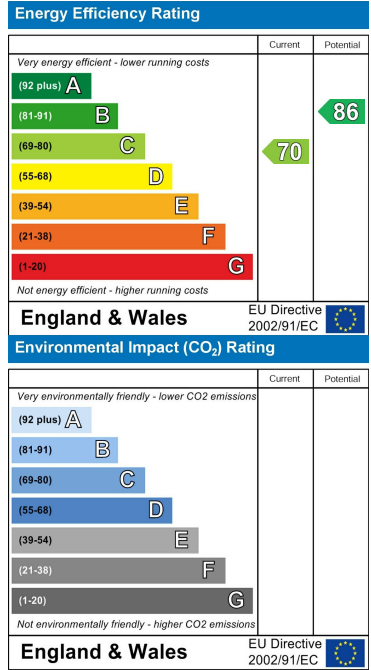
TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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



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.

Energy Efficiency Graph



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