



12 Edward Street, Great Houghton, Barnsley, S72 0DQ

**Offers In The Region Of £145,000**

We are pleased to present this inviting terraced house for sale. The property is in an advantageous location, offering easy access to public transport links and local amenities. Nestled in a sought-after neighbourhood, this residence offers a unique opportunity for first-time buyers, investors, and families alike. The house is in good condition, ready to welcome its new owners. It boasts three generously sized bedrooms. Each room provides a comfortable living space, ideal for a family home.

The property features a well-equipped kitchen, complete with built-in pantries and a dedicated dining space. The layout is practical, offering a seamless flow between cooking and dining, ideal for family meals and entertaining guests.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

### Lounge 11'11" x 12'5" (3.65 x 3.80)



With a front facing UPVC window and composite door, The lounge is decorated tastefully featuring a gas central heating radiator with the focal point of the room being the wall mounted electric fire.

### Kitchen 13'6" x 11'11" (4.13 x 3.65)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a black drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and dishwasher, With central heating radiator and useful pantry area beneath the stairs. The kitchen is a good sized room allowing space for a dining table and chairs perfect for entertaining guests.

### Landing



### Bedroom One 12'0" x 12'5" (3.66 x 3.81)



With a front facing UPVC window and central heating radiator. The room is of double size featuring a built in storage space, carpet to the flooring and neutral décor.

### Bedroom Two (Attic) 10'7" x 13'1" (3.25 x 4.00)



With a front facing Velux window allowing natural light and central heating radiator. The room is of double size benefitting from carpet to the flooring and stylish décor.

### Bedroom Three 10'7" x 7'10" reducing to 5'5" (3.25 x 2.40 reducing to 1.67)



With a rear facing UPVC window and central heating radiator. The bedroom benefits from built in storage.

### Bathroom 5'10" x 6'2" (1.80 x 1.88)



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 on street parking.

## Rear Elevation



To the rear of the property are two separate garden areas the first being a pebbled space secured by a timber fence and gate, The second being a laid to lawn garden with a timber shed which again is secured by fencing and gate.

## Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

Construction type standard

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.

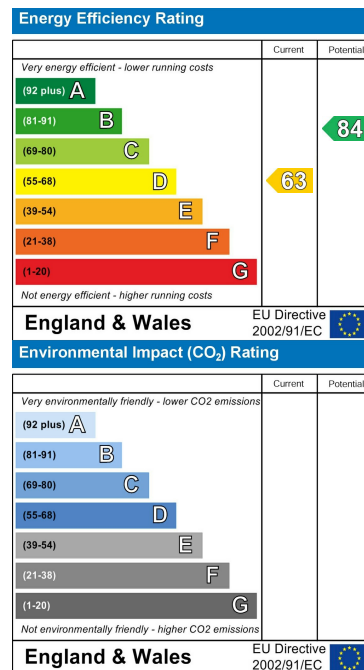
# Floor Plan



# Area Map



# Energy Efficiency Graph



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