



3 Bailey Croft, Barnsley, South Yorkshire, S70 6DG

**Asking Price £115,000**

\*\*\*\*ATTENTION INVESTORS & FIRST TIME BUYERS\*\*\*\* Offered to the market with no chain for sale is this Two Bedroom mid town house property. Located just a short walk from the town centre. The Property briefly comprises of a Entrance hall, two good sized bedrooms, Kitchen/Lounge, two bathrooms and garden to the front of the property.

Call MERRYWREATHERS on 01226 730850 to arrange you viewing.

## Entrance Hall



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

## Ground Floor Bedroom



Located on the ground floor with central heating radiator and front facing UPVC window

## Ground Floor WC



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

## Lounge Kitchen



Located on the first floor is the kitchen/ Lounge with roll edge work surfaces and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of base and drawer units. With integrated appliances to include an electric oven, hob and stainless steel hood above, space and plumbing for an automatic washing machine and central heating radiator.

## Second Floor Bedroom



Located on the second floor with front facing UPVC windows, central heating radiator and en suite shower room.

## En Suite



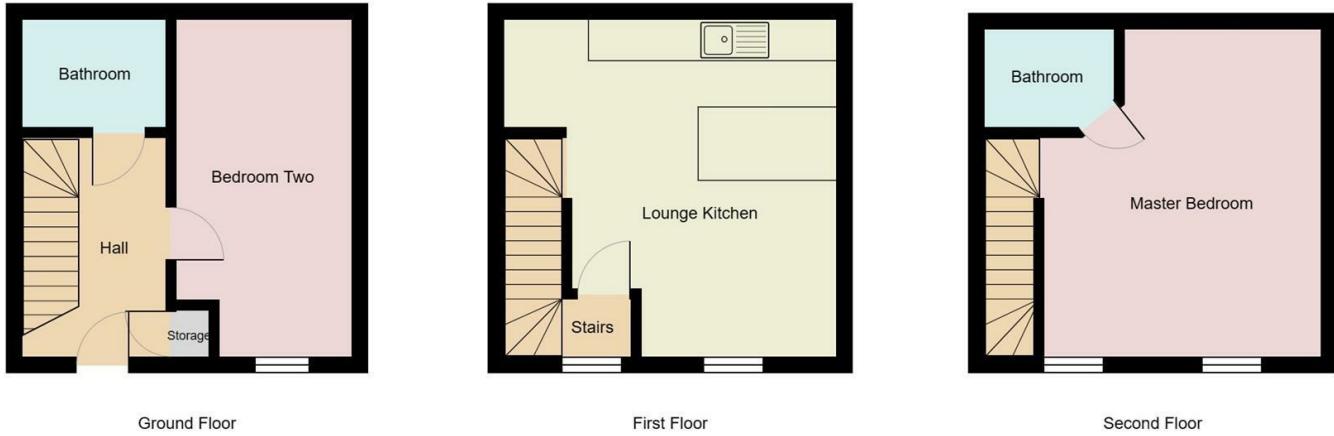
With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator.

## External

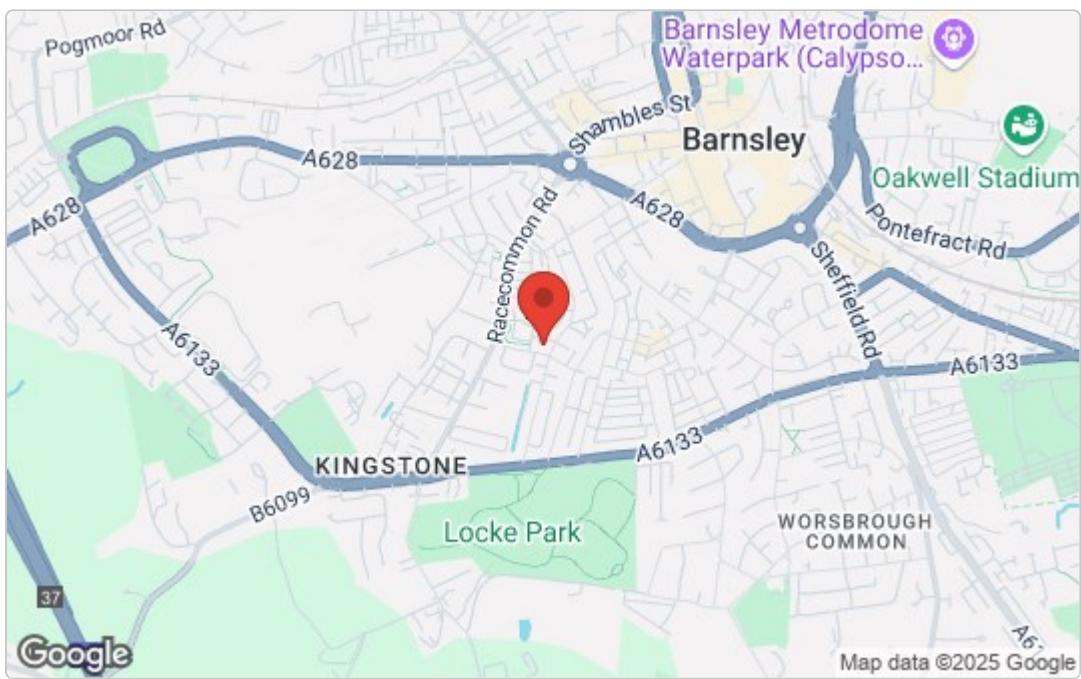


To the front of the property is a small garden area surrounded by a timber fence.

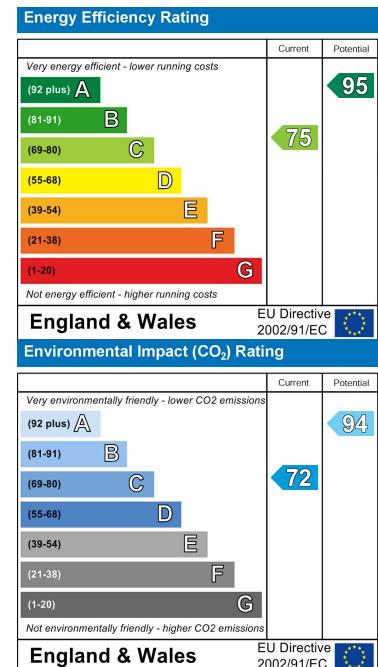
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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