



6 Eaton Square, Barnburgh, Doncaster, DN5 7JN

**Offers In Excess Of £250,000**

Offered with no onward vendor chain in the heart of the historical village of Barnburgh is this extended three bedroom semi detached property. With a driveway providing off road parking preceding the garage, the property itself hosts a downstairs WC, three good sized bedrooms and impressive bathroom suite.

There are pleasant gardens to the rear, with countryside views and early viewing is thoroughly recommended.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Barnburgh

Barnburgh is a village and civil parish in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village is adjacent to the village of Harlington. There was a coal mine situated half a mile west of the village called Barnburgh Main Colliery, which operated between 1911 and 1989.

## Material Information

Council Tax Band - B

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 conveyancing solicitor.

## Entrance Hallway

With a front facing upvc entrance door and central heating radiator

## Dual Aspect Lounge 14'4" x 22'4" (4.39 x 6.81m)



With a front facing upvc window, central heating radiator and stairs rising to the first floor accommodation. There is a rear facing patio window leading to the rear garden.

## Dining Room / Play Room 19'5" x 7'8" (5.93 x 2.35m)



Ample natural light from upvc glazing and central heating radiator.

## Kitchen 11'6" x 8'4" (3.53 x 2.55)



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 space and plumbing for an automatic washing machine and five ring gas cooker hob with oven below and extractor above.

## Bedroom One 10'2" x 11'6" (3.10 x 3.53)



With rear facing upvc window and central heating radiator.

### Bedroom Two 11'10" x 7'7" (3.62 x 2.32m)



With front facing upvc window and central heating radiator.

### Bedroom Three 8'6" x 8'3" (2.60 x 2.52m)



With rear facing upvc window and central heating radiator.

### Family Bathroom



Hosting a four piece suite comprising of a panelled bath with separate thermostatic shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Downstairs WC



With low flush WC and wash hand basin with central heating radiator.

### Garage

The single garage is secured by a single up and over garage door, hosting power and lighting.

### External



To the front of the property is a driveway providing off road parking, with wrap a round gardens with secure access to the rear. To the rear are laid to lawn gardens with patio area and views of the Dovecote and towards Barnburgh Craggs.

# Floor Plan

## Ground Floor



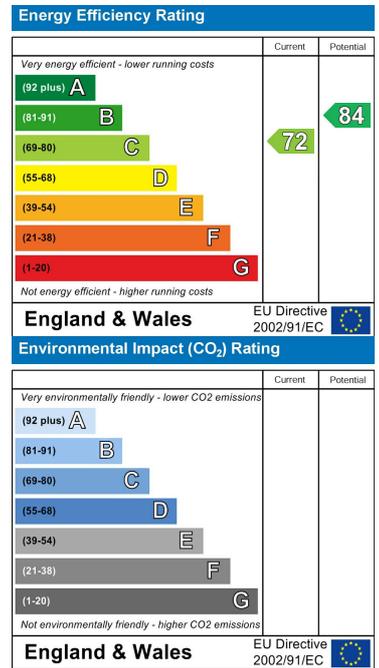
## First Floor



# 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)

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

