



## 9 Laxton Road

, Barnsley, S71 3DH

Offers In The Region Of £185,000



Rarely do you find modern homes offering such generous space. All three bedrooms are well-proportioned, and the kitchen diner is truly exceptional. Modern appointments are evident throughout, particularly in the WC, en-suite, and bathroom, making this property ideal for a variety of buyers, especially first-time buyers and families. Conveniently located near shops, schools, and major link roads, it provides easy access to amenities.

Outside, the property benefits from parking at the front and a beautifully maintained garden at the rear which backs on to allotments. Don't miss the chance to view this lovely home!





ENTRANCE HALL

This area provides convenient storage for coats and shoes, with tiled flooring for easy maintenance and a radiator for added warmth. Stairs rise to the first-floor landing, offering a seamless transition between levels.

LOUNGE

A spacious lounge featuring a front-facing double-glazed window that allows natural light to brighten the room. It includes a TV aerial point for entertainment and a radiator for warmth, making it a cozy and inviting space.

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DINING KITCHEN

A family-sized dining kitchen featuring ceramic tiling and a range of wall and base units. The worktop surface incorporates a sink unit with a mixer tap, alongside integrated appliances such as an oven with hob and extractor. There is also plumbing for a washing machine. The space offers ample room for a dining table, a good-sized storage cupboard, and French-style patio doors that open onto the garden, creating a seamless indoor-outdoor flow.

DOWNSTAIRS WC

Tiled flooring, WC, hand basin and radiator.

FIRST FLOOR

LANDING

Loft access and storage.

MASTER BEDROOM

Being well proportioned with rear facing double glazed window, radiator and access to the en-suite.

EN-SUITE

A three piece suite with shower cubicle, wc and wash hand basin, radiator and part tiling.

BEDROOM TWO

A further double bedroom with double glazed window and radiator.

BEDROOM THREE

A well proportioned bedroom with double glazed window and radiator.

HOUSE BATHROOM

A three piece suite comprising bath, vanity wash hand basin and wc, part tiling, double glazed window with obscure glazing and radiator.

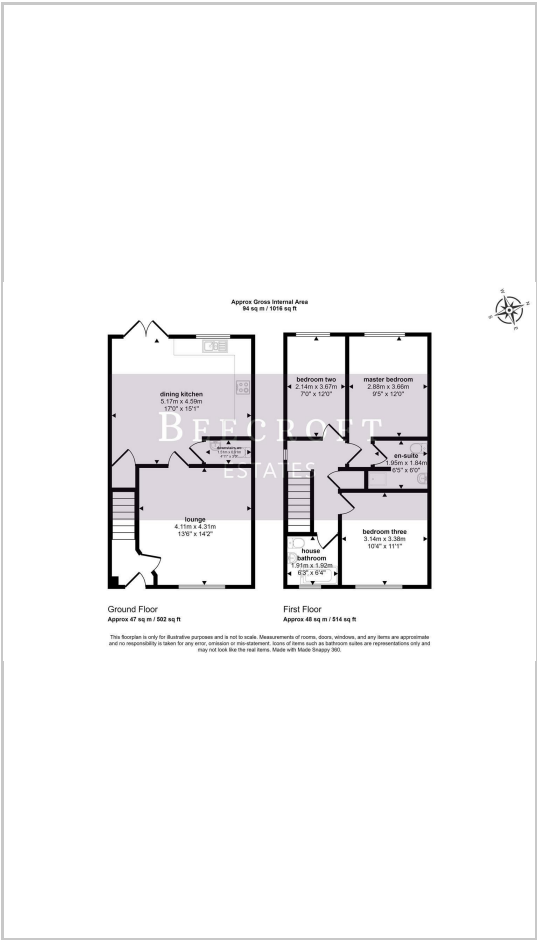
OUTSIDE

The front provides off road parking whilst to the rear is a enclosed garden area mainly laid to lawn with patio seating area.

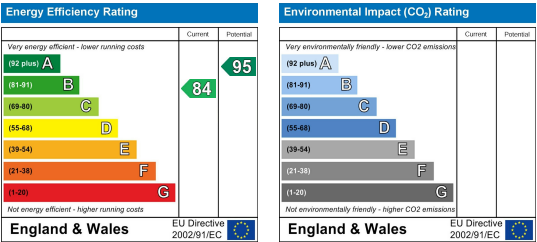
Area Map



Floor Plans



Energy Efficiency Graph



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