



2 Garth Grove

Grimethorpe, Barnsley, S72 7FU

£240,000



This stunning and exceptionally spacious three-bedroom semi-detached home presents a fantastic opportunity to purchase a beautifully maintained property, ideal for a first-time buyer or a small family. Offering a footprint not much smaller than a detached home, it provides generous living space throughout.

You are welcomed by an inviting entrance hall leading to a spacious dining kitchen and a large lounge overlooking the beautiful rear garden.

To the first floor, there are three well-proportioned bedrooms and a smart, modern bathroom suite. The loft is fitted with a ladder and boarding, providing excellent additional storage space.

This home is a rare find and has been meticulously presented and exceptionally well maintained by the current vendor.



GROUND FLOOR

ENTRANCE HALL

A beautifully presented entrance hall which sets the tone for the property's overall presentation, featuring a composite entrance door and stairs rising to the first floor landing.

LOUNGE

A spacious lounge featuring a media wall with a built-in fire, creating a real focal point of this stylish room. The space also benefits from a storage cupboard, French-style doors, and a rear-facing double glazed window, allowing ample natural light to flow in.

DINING KITCHEN

A well-proportioned dining kitchen comprising a range of wall and base units with worktop surfaces over, incorporating a blanco kitchen sink with spray tap and detachable head, integrated high-level bosch oven, hob, extractor unit, inset microwave and dishwasher. the room also benefits from plumbing for a washing machine, usb double socket, spotlighting, and ample space for a dining table, with provision for an american-style fridge freezer. alternatively, there is the option for an integrated fridge freezer, as the built-in cupboard was previously adapted as a larder but could easily be reinstated. finished with quality flooring, a radiator, and a front-facing double glazed window.

DOWNSTAIRS WC

The WC features continuation of the flooring from the entrance hall and comprises a WC and wash hand basin, with a radiator and a window with obscure glazing.

FIRST FLOOR

LANDING

The landing area benefits from a side-facing double glazed window and provides access to the loft via a drop-down ladder. The loft has been boarded in accordance with new build regulations, certificate of installation and lifetime warranty included

BEDROOM ONE

A spacious bedroom with a front-facing double glazed window and radiator, offering ample space for a dressing table and wardrobes.

BEDROOM TWO

A further double bedroom overlooking the rear garden, with a double glazed window, radiator, and ample space for a range of furniture.

BEDROOM THREE

A good-sized third bedroom with a front-facing double glazed window and radiator.

BATHROOM

A three-piece bathroom suite comprising a panelled bath with shower over, wc, and vanity wash hand basin, with full tiling. the room also benefits from a heated ladder-style towel rail and a rear-facing double glazed window with obscure glazing, along with spotlighting.

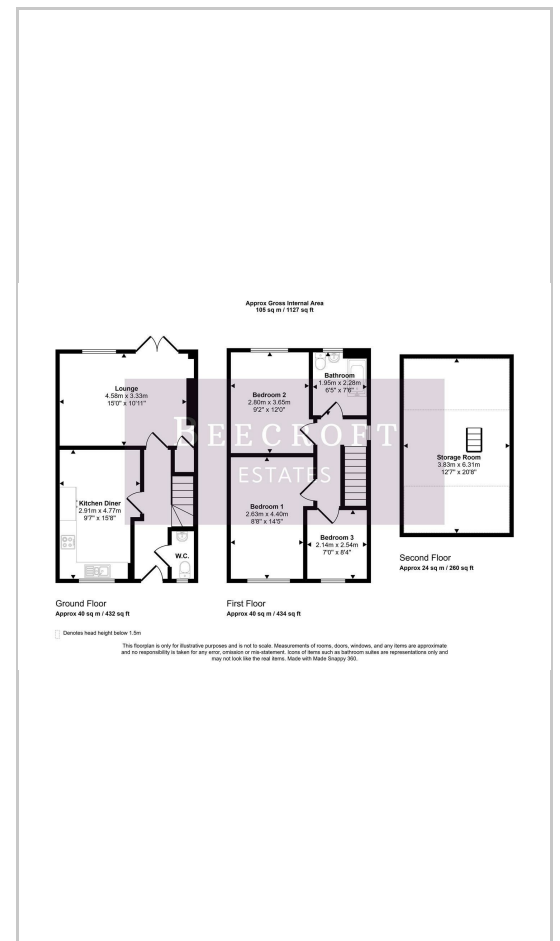
OUTSIDE

To the front is a garden area laid to lawn, with a driveway running to the side of the property. To the rear is a beautifully maintained garden featuring a high-quality tiled patio seating area.

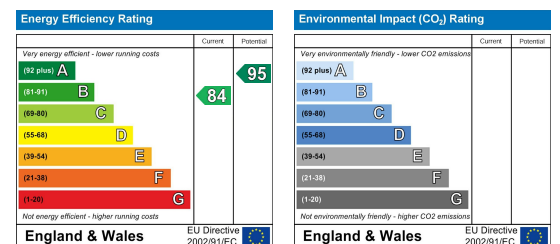
Area Map



Floor Plans



Energy Efficiency Graph



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