



## 95 Barnsley Road

Darfield, Barnsley, S73 9PE

Offers Over £170,000



This beautifully extended three-bedroom end-of-terrace residence is superbly positioned on Barnsley Road, Darfield. The property enjoys a generous, well proportioned rear garden and a private driveway providing off road parking. Recently modernised to a high standard throughout, the home features a contemporary fitted kitchen and stylish bathroom, complemented by new carpets and tasteful décor. Presented in immaculate, move in ready condition, this impressive home will appeal to discerning buyers seeking quality, space, and convenience.

CALL TODAY TO BOOK YOUR VIEWING !



## GROUND FLOOR

### ENTRANCE

The property features a front-facing entrance door, with stairs rising directly to the first-floor landing.

### LOUNGE

A generously sized reception room boasting a bay-style double glazed window, attractive feature fireplace with decorative surround, radiator, and TV aerial point.

### DINING KITCHEN

A beautifully presented, modern kitchen/dining room recently fitted with a stylish range of wall and base units, complementary worktop surfaces incorporating a sink unit with mixer tap, integrated oven, hob and extractor hood. Provision for a washing machine and space for a fridge freezer. Generous dining space, French-style doors leading to the rear garden, and useful under-stairs storage.

### BATHROOM

A recently fitted and well-appointed four-piece bathroom suite comprising a panelled bath, separate shower cubicle, low-level WC and pedestal wash hand basin, radiator, and double glazed window with obscure glazing for privacy.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

A lovely sized bedroom boasting a bay-style double glazed window, original feature fireplace, and radiator.

### BEDROOM TWO

A further well-proportioned double bedroom enjoying a rear-facing double glazed window and radiator.

### BEDROOM THREE

A generously proportioned third bedroom featuring a double glazed window and radiator.

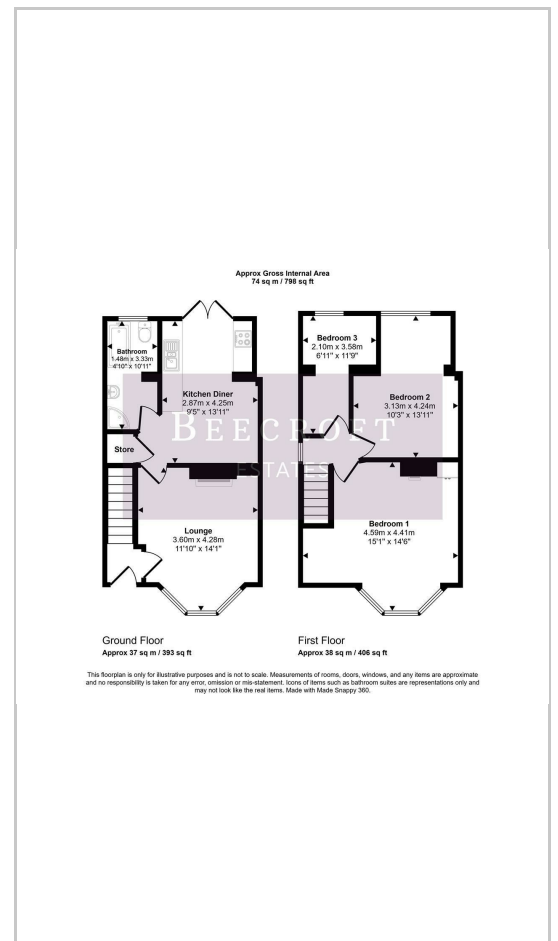
### OUTSIDE

The front of the property benefits from a block-paved driveway providing off-road parking, while to the rear there is a well-proportioned garden featuring a decked seating area, perfect for outdoor entertaining.

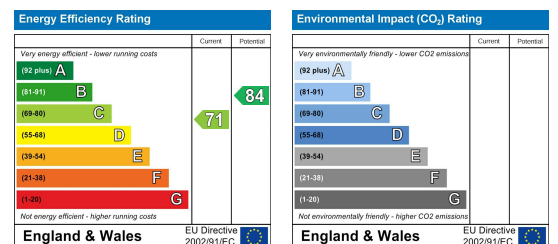
## Area Map



## Floor Plans



## Energy Efficiency Graph



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