



## 42 Larch Place

, Barnsley, S70 3DG

£180,000



A well-presented three-bedroom semi-detached home, offered in move-in ready condition and ideal for buyers looking to move straight in.

Boasting a rear garden, garage, driveway, this fantastic property is conveniently located close to local amenities, schools, and transport links.

The accommodation briefly comprises an entrance hall, spacious dining kitchen, lounge with French-style doors opening onto the rear garden, and a downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Offering excellent family accommodation throughout, this property must be viewed to fully appreciate the space and quality on offer. Early viewing is highly recommended.



## GROUND FLOOR

### ENTRANCE

A newly fitted composite entrance door opens into the entrance hall, with stairs rising to the first-floor landing and access to the ground-floor accommodation.

### LOUNGE

A spacious lounge featuring a front-facing double glazed window and French-style doors leading out to the rear garden. The room benefits from a TV aerial point and has been newly decorated throughout, with newly fitted carpet.

### DINING KITCHEN

A spacious dining kitchen offering a range of wall and base units with worktop surfaces incorporating a sink with mixer tap. There is an integrated oven with hob and extractor above, along with space for additional appliances and plumbing for a washing machine. The room also benefits from a cupboard housing the combi boiler and a further good-sized storage cupboard, as well as ample space for a dining table. The room features a front-facing double glazed window and French-style doors leading to the rear garden.

### DOWNSTAIRS WC

Comprising WC and wash hand basin.

## FIRST FLOOR

### BEDROOM ONE

The master bedroom benefits from two front-facing double glazed windows and offers ample space for bedroom furniture. The room has been recently decorated and features newly fitted carpet.

### BEDROOM TWO

A good-sized second bedroom with a double glazed window and ample space for furniture. Again, the room has been recently decorated and is fitted with new carpet.

### BEDROOM THREE

A single bedroom with a rear-facing double glazed window.

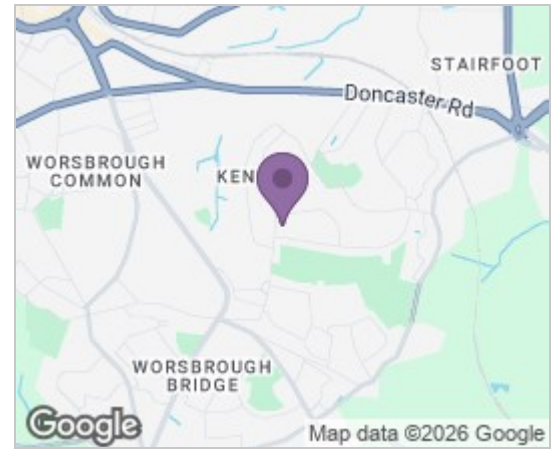
### HOUSE BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin. The room also benefits from a window with obscure glazing.

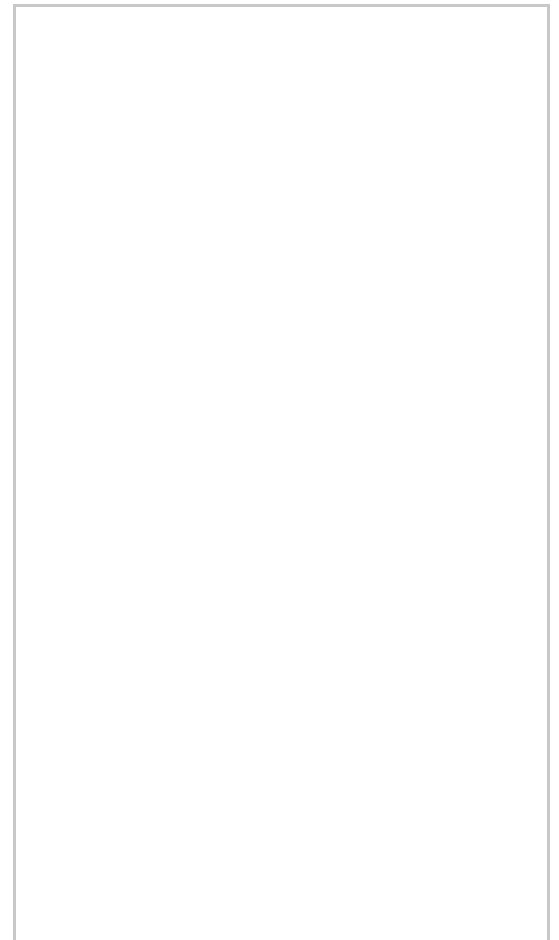
## OUTSIDE

To the front is a pleasant grassed area, with a driveway and garage to the side providing off-street parking and storage. To the rear is an enclosed garden, ideal for families, featuring both a grassed lawn and a decked seating area, perfect for entertaining.

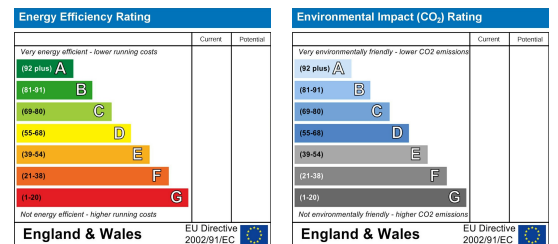
## Area Map



## Floor Plans



## Energy Efficiency Graph



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