



## 4 Ancona Rise

Darfield, Barnsley, S73 9PS

£220,000



Located on the ever-popular Italian Estate, this spacious three-bedroom detached bungalow is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

The property offers versatile accommodation throughout and briefly comprises a spacious lounge/diner, kitchen, front porch, rear porch, three bedrooms, family bathroom, and conservatory.

Conveniently positioned close to local amenities, public transport links, and major road networks, this property combines space, potential, and a highly desirable location. A viewing is highly recommended to fully appreciate the opportunity on offer.



## ENTRANCE HALL

A spacious and welcoming entrance hall providing access to all accommodation.

## LOUNGE/DINER

A good-sized and versatile reception room, flooded with natural light through the large double-glazed window. The room benefits from a TV aerial point and two radiators, with ample space for both a seating area and a dining table, making it ideal for relaxing and entertaining.

## BREAKFAST KITCHEN

A galley-style kitchen fitted with a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. There is space for a variety of appliances and room for a breakfast table at the far end of the kitchen. A side door provides access to the rear porch.

## CONSERVATORY

A lovely additional space overlooking the rear garden, offering an ideal spot to relax and enjoy the garden views throughout the year.

## BEDROOM ONE

A well-proportioned double bedroom featuring a double-glazed window and radiator.

## BEDROOM TWO

A further double bedroom with a double-glazed window and radiator, offering a comfortable and well-proportioned space.

## BEDROOM THREE

A third bedroom with radiator, providing a versatile space that could also be used as a home office or dressing room. This room also benefits from access to the conservatory.

## BATHROOM

A four-piece suite comprising a shower cubicle, WC, wash hand basin, and bidet. The room also benefits from a double-glazed obscure window providing privacy, along with a radiator.

## REAR PORCH

The rear porch provides access to the rear garden and offers a practical space, ideal for storing coats and shoes.

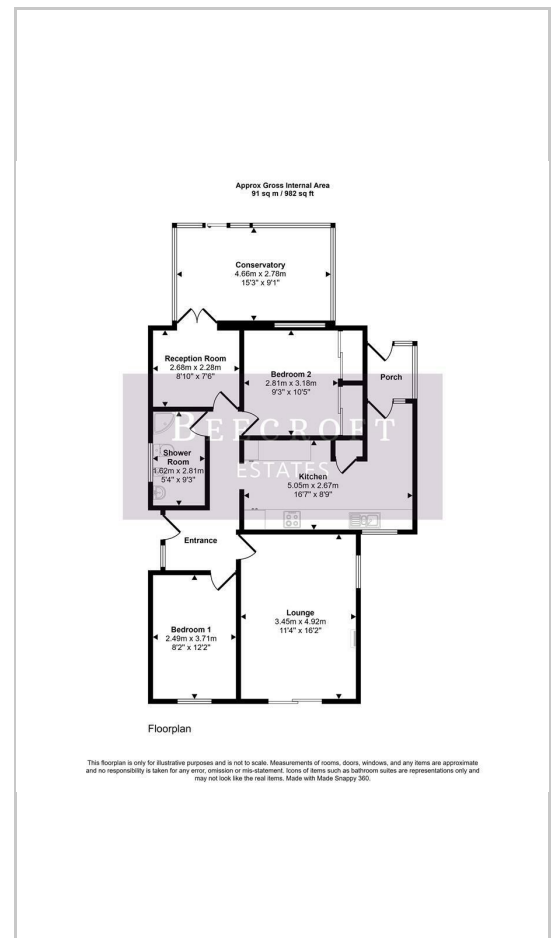
## OUTSIDE

To the front of the property is a garden area, while to the side there is a lengthy driveway providing ample off-road parking and in turn leads to the detached garage. To the rear, the garden features a patio seating area, complemented by mature shrubs and well-established borders, creating a pleasant and private outdoor space.

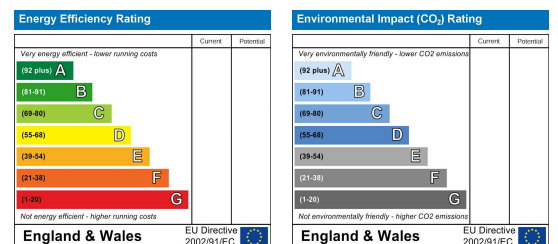
## Area Map



## Floor Plans



## Energy Efficiency Graph



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