BEECROFT
ESTATES




# 57 Birthwaite Road

## Darton, Barnsley, S75 5ES

£190,000

3 1 1

Situated on the popular Birthwaite Street in Darton, within the sought-after S75 postcode, this spacious semi-detached home offers well-proportioned accommodation and an excellent location for families and commuters alike.

The property boasts three double bedrooms, a spacious bathroom suite with a separate WC, and generous living accommodation. Externally, there is a shared driveway providing access to a detached garage, along with gardens to both the front and rear.

The location is a real highlight, with local shops and amenities right on the doorstep, Junior & High School close by and excellent commuter links, including convenient access to Junction 38 of the M1 motorway.

An ideal home for those seeking space, convenience and a popular village location. Early viewing is highly recommended.







## GROUND FLOOR

### ENTRANCE HALL
A spacious entrance hall featuring useful fitted storage beneath the stairs, with a staircase rising to the first-floor landing.

### LOUNGE
A very well proportioned lounge featuring a front facing double glazed window, radiator and the option of an open fire, providing an attractive focal point. The room also benefits from a semi-open-plan layout leading through to the kitchen, creating a sociable and practical living space.

### DINING KITCHEN
A well proportioned dining kitchen fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap. The kitchen further benefits from an integrated oven, hob and extractor, along with an integrated fridge and freezer and space for a dishwasher. There is ample room for a dining table, making this an ideal space for everyday dining and entertaining. French doors open out onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside space.

### UTILITY
The utility room benefits from plumbing facilities for a washing machine, houses the boiler and also features a radiator and a rear entrance door providing access to the garden.

## FIRST FLOOR

### LANDING
A spacious first-floor landing featuring side-facing double-glazed windows, allowing natural light to flow into the space, along with access to the loft.

### BEDROOM ONE
A well proportioned double bedroom featuring fitted open wardrobes, a radiator and a front facing double glazed window.

### BEDROOM TWO
A further well proportioned double bedroom featuring a rear facing double glazed window and radiator.

### BEDROOM THREE
A further well proportioned bedroom featuring a front facing double glazed window and radiator.

### BATHROOM
A spacious bathroom fitted with a three piece suite comprising a bath, separate shower cubicle and wash hand basin. The room further benefits from an obscure glazed window, providing natural light and privacy, along with a radiator.

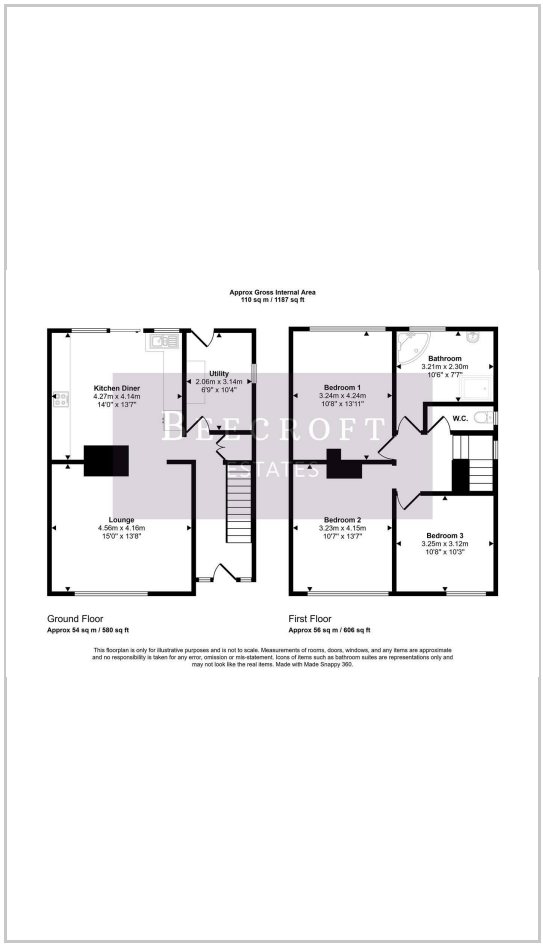
### SEPARATE WC
Wc.

### EXTERNALLY
To the front of the property is a small garden, along with a shared driveway providing access to the detached garage. The rear garden is mainly laid to lawn and enclosed by fencing, offering a pleasant outdoor space to relax and enjoy.

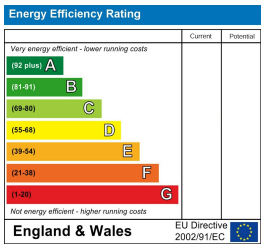
## Area Map

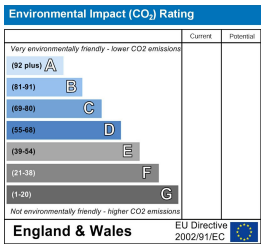



## Floor Plans




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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