



## 19 Sheepcote Walk

, Barnsley, S70 3FE

Offers Over £170,000



Nestled in a prime position within the sought-after Barratt Homes development off Hoyle Mill Road, this end town house offers an ideal blend of contemporary design and versatile living spaces. Spread across three thoughtfully designed levels, this home provides ample space and comfort for modern living. Boasting off road parking, rear garden and garage for storage.

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## GROUND FLOOR

### ENTRANCE HALL

Having storage and stairs which rise to the first floor landing.

### SHOWER ROOM

A three piece suite comprising shower cubicle, WC and wash hand basin. Window with obscure glazing and radiator.

### UTILITY ROOM

Comprising base units, worktop surface, plumbing and rear entrance door.

### BEDROOM THREE

Having a rear facing double glazed window and radiator.

### PLAYROOM/GAMES ROOM

Partially converted garage which makes this versatile space ideal for a games room/playroom

## FIRST FLOOR

### DINING KITCHEN

Comprising a range of wall and base units, worktop surface over incorporates the sink unit with mixer tap, integrated appliances include the fridge/freezer, oven hob and extractor unit. There is ample space for a dining table, double glazed windows and radiator.

### LOUNGE

A spacious lounge having three double glazed windows, laminate flooring, radiators and tv aerial point.

## SECOND FLOOR

### BEDROOM ONE

A double bedroom having two front facing double glazed windows, radiator and access to the en-suite.

### EN-SUITE

A three piece suite.

### BEDROOM TWO

A further double bedroom having two rear facing double glazed windows, radiator and access to the en-suite.

### EN-SUITE

A three piece suite.

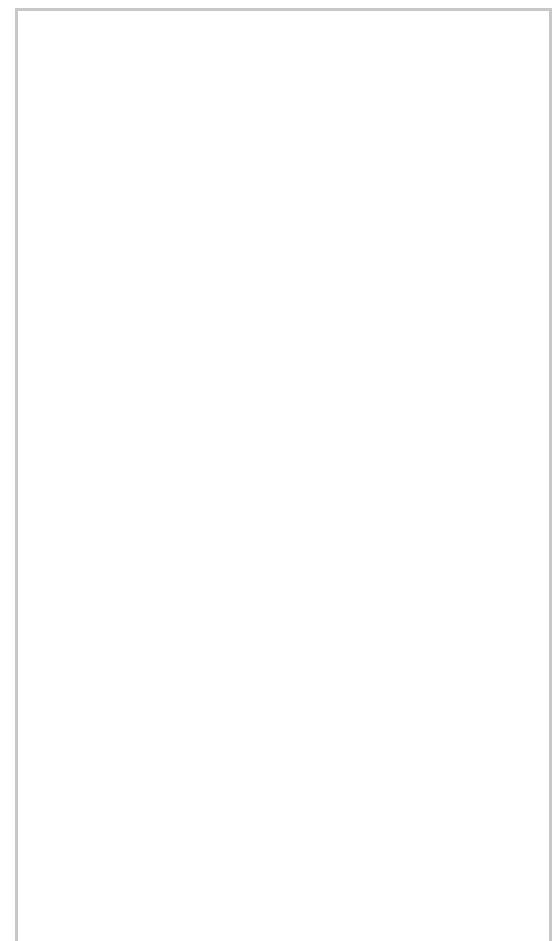
### OUTSIDE

Ample parking to the front and enclosed garden to the front.

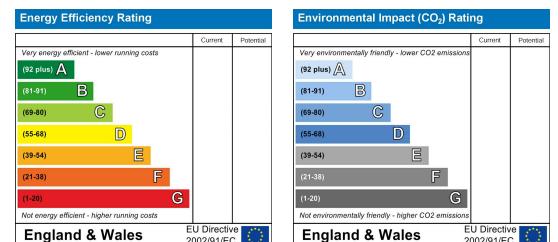
## Area Map



## Floor Plans



## Energy Efficiency Graph



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