



## 16 Kirkham Place

, Barnsley, S71 2SH

£150,000



Located at the end of a quiet residential cul-de-sac, we offer to the market this one-bedroom terraced bungalow, which has undergone a course of refurbishment. The property benefits from gardens to both the front and rear and is well positioned for local amenities, including Barnsley town centre.

Offered chain free, the accommodation briefly comprises an entrance porch, lounge, breakfast kitchen, double bedroom, and bathroom. Externally, there is a good-sized rear garden, while the front offers potential for off-road parking (subject to the necessary consents).



## ENTRANCE PORCH

Having a upvc entrance door.

## LOUNGE

A generously proportioned lounge with a front-facing double-glazed window, radiator, and TV aerial point.

## BREAKFAST KITCHEN

Having a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap, integrated double oven with hob and extractor unit and integrated fridge, breakfast bar seating area, rear-facing double-glazed window, and radiator.

## REAR ENTRANCE

A upvc entrance door and access to a good-sized storage cupboard providing electrical points and space for an additional fridge/freezer and plumbing for a washing machine.

## BEDROOM ONE

A good-sized bedroom featuring a bay-style double-glazed window, handy storage cupboard, radiator, and ample space for furniture.

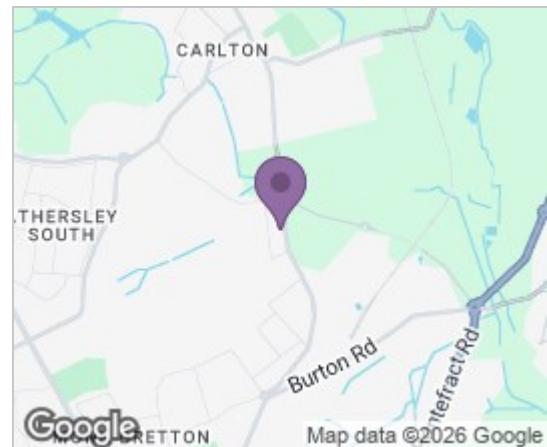
## BATHROOM

A three-piece suite comprising a bath, WC, and wash hand basin, with radiator and window featuring obscure glazing.

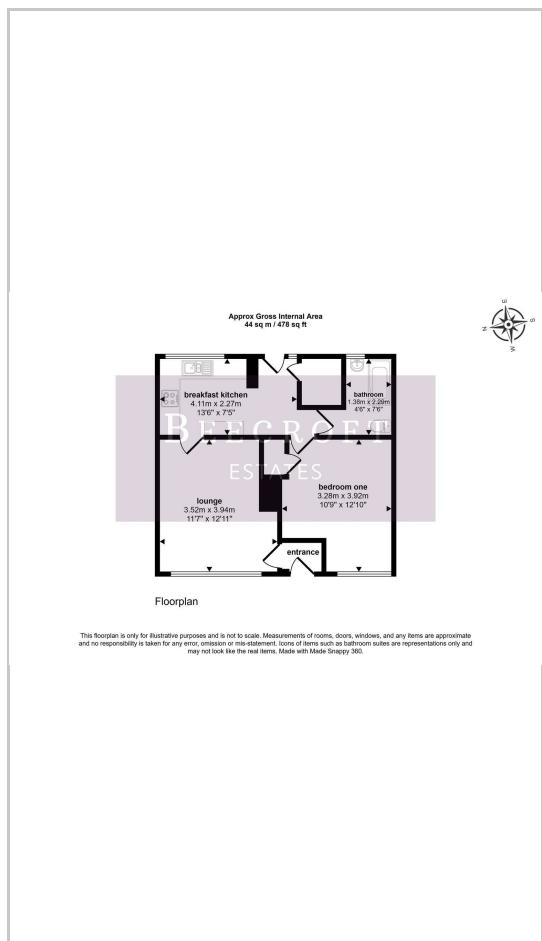
## OUTSIDE

There is a good-sized rear garden. To the front, the garden is pebbled and could easily provide off-road parking, subject to the installation of a dropped kerb. To the side, there is a pathway with additional storage space for bins, which provides access to the rear.

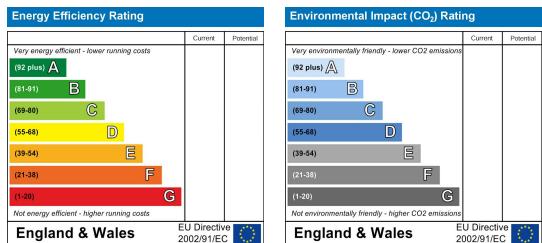
## Area Map



## Floor Plans



## Energy Efficiency Graph



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