



BEECROFT  
ESTATES

## 169 Longfields Crescent

Hoyland, Barnsley, S74 9JE

£140,000



Welcome to a delightful residence designed to cater to a diverse array of lifestyles. This inviting property, situated in a sought-after location, offers not only a comfortable living space but also convenient access to commuter links and a host of local amenities.

Upon entering, you are welcomed by a well-appointed entrance hall, setting the tone for the entire home. The spacious lounge is bathed in natural light, providing an ideal space for relaxation or entertaining guests. The adjacent dining kitchen is a focal point, offering a perfect blend of functionality and style, making it an excellent hub for family meals and social gatherings.

Adding to the convenience, a thoughtfully placed downstairs WC enhances the practicality of the layout. Ascending to the first floor, a well-lit landing leads to three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. The bathroom and a separate WC ensure that the needs of a modern household are met with style.



## GROUND FLOOR

### Entrance Hall

Having staircase to first floor landing, radiator and front facing entrance door.

### Lounge

A spacious front facing lounge having a bow style double glazed window, tv aerial point, feature fire with surround and radiator.

### Dining Kitchen

A well proportioned breakfast kitchen comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven, hob and extractor, space for a fridge freezer and breakfast bar. There are French style doors which lead to the decked area, along with a double glazed window overlooking the garden, there is a handy storage cupboard with electric supply, radiator and door gives access to the utility room and wc.

### Downstairs WC

A WC and wash hand basin.

### Utility

Electric sockets for appliances.

## FIRST FLOOR

### Landing

Access to the loft.

### Bedroom One

A front facing double bedroom with a double glazed window, fitted storage and radiator.

### Bedroom Two

A further double bedroom with rear facing double glazed window, radiator and storage which houses the combination boiler.

### Bedroom Three

A front facing bedroom with double glazed window, radiator and fitted storage.

### Bathroom

A two piece suite comprising wash hand basin and bath with shower over.

### WC

WC and double glazed window with obscure glazing.

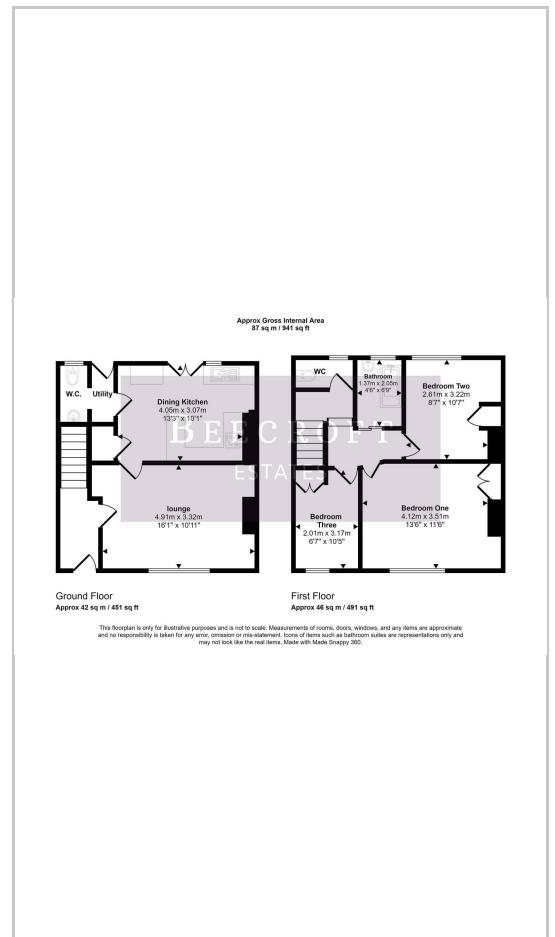
## OUTSIDE

To the front of the property is a lawned garden area and path which leads to the front door. To the rear is a private good size garden area which again is mainly laid to lawn.

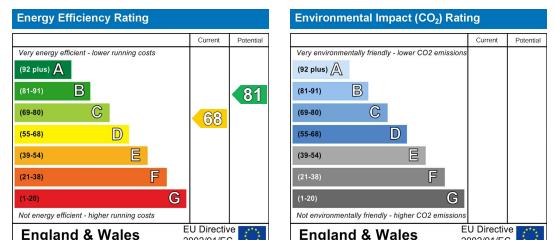
## Area Map



## Floor Plans



## Energy Efficiency Graph



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