



71 Caxton Street

, Barnsley, S70 2LF

£130,000



THIS IMMACULATELY PRESENTED MID TERRACE PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER !

Boasting off road parking, three double bedrooms, cellar and rear garden.

Call us on 01226 340110 to book your viewing !



Entrance Porch

Composite door leads into the entrance porch which has laminate flooring.

Lounge

This well presented lounge has a very homely feel having laminate flooring, front facing double glazed window, a decorative feature fireplace, radiator and TV aerial point.

Kitchen

A spacious dining kitchen comprising a range of wall and base units in a white high gloss with contrasting laminate worktop which incorporates the sink unit with mixer tap, integrated appliances include the oven with four ring hob and stainless steel chimney style extractor over, plumbing for a washing machine and space for a fridge freezer. There is a uPVC double glazed window and uPVC door with glazed panels and top light giving access to the rear. Spotlights to ceiling, radiator, continuation of the laminate flooring.

Cellar 13'1" x 14'1" (4.0 x 4.30)

Can be easily converted in to a further room.

First Floor Landing

Bedroom Two

A generous double bedroom with ceiling light, coving to ceiling, radiator and uPVC double glazed window.

Bedroom Three

A further double bedroom with ceiling light, radiator and uPVC double glazed window.

Bathroom

Comprising of a three piece suite in white with wc, pedestal wash hand basin with mixer tap over and bath with mixer tap and shower. There is an obscure uPVC double glazed window, chrome towel rail, part tiling to bath and ceiling light.

Second Floor Landing

Bedroom One

A spacious master bedroom with ceiling light, Velux window, radiator and beams to ceiling.

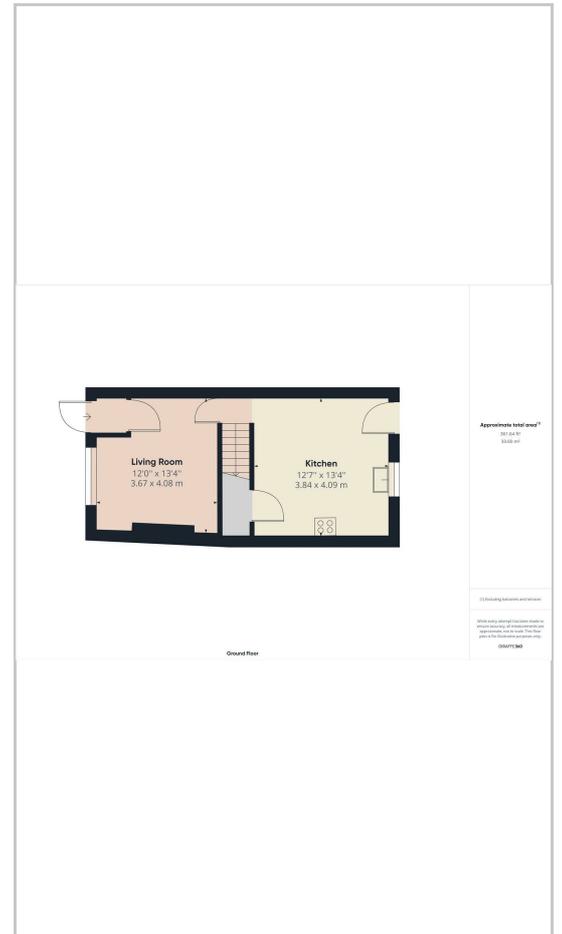
Outside

To the rear of the property there is a raised decked area providing a pleasant seating space, this leads to a lawned garden which is enclosed by fencing. There is also off road parking.

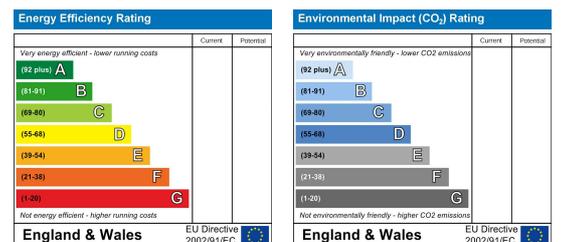
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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