



GREENTOP CLOSE, BARNSELEY S75

PRICE: £295,000

- 5 bedrooms
- Large open plan dining kitchen
- Utility
- En suite & dressing area to master bedroom
- Bathroom & Shower room
- Gas central heating & double glazing
- Garage & drive
- Close to Barnsley Hospital

***** PART EXCHANGE CONSIDERED **** Lancasters Property Services are pleased to offer this modern five bedroom detached property situated upon this small, select development, located within this highly regarded area close to Barnsley town centre, Barnsley hospital, popular schools, amenities and the M1 motorway network. The property features spacious accommodation with off street parking, central heating and double glazing. Prospective purchasers will have a choice of stylish interior finishes provided they reserve a plot early enough.

Draft brochure - awaiting approval

Accommodation Comprises

ENTRANCE HALL

A composite double glazed entrance door opens into an entrance hallway having a balustrade staircase rising to the first floor landing. Access to an integral garage and a useful under stairs storage cupboard provides access to the lounge and dining kitchen.

LOUNGE

Measuring 19' 11" x 10' 9" (6.07m x 3.28m)

A front facing reception room forming part of this open plan living area.

OPEN PLAN DINING KITCHEN

Measuring 21' 4" x 11' 10" (6.5m x 3.61m)

Presented to the rear elevation featuring a stylish high specification modern fitted kitchen with integral appliances, having French doors to rear elevation and an open archway to the lounge. Access to utility room.

UTILITY ROOM

Measuring 8' 2" x 6' 4" (2.49m x 1.93m)

Featuring complimentary wall and base units and a work surface incorporating washing machine and dryer. There is a composite door to the rear elevation and access to the downstairs W.C.

WC

Having a 2 piece bathroom suite, radiator, inset spot lighting and an obscure double glazed window.

STAIRS TO FIRST FLOOR LANDING

Providing access to master bedroom one, bedroom two, bedroom three, family bathroom and a staircase rises to bedroom four and five. Having a large storage cupboard.

MASTER BEDROOM ONE

Measuring 15' 0" x 10' 2" (4.57m x 3.1m)

Having a radiator and a double glazed window.

DRESSING ROOM

Measuring 10' 2" x 7' 4" (3.1m x 2.24m)

Providing extensive storage.

ENSUITE

Having a stylish 3 piece bathroom suite comprising of an open plan shower and a wall mounted wash hand basin and a low flush W.C.

BEDROOM TWO

Measuring 10' 6" x 9' 9" (3.2m x 2.97m)

A rear facing double room having a double glazed window and radiator.

BEDROOM THREE

Measuring 18' 5" x 9' 10" (5.61m x 3m)

A front facing double room having a double glazed window and radiator.

FAMILY BATHROOM

Featuring a modern, stylish four piece suite comprising of a wash hand basin housed on a vanity unit with a mixer tap, a push button W.C., a panelled bath with a central mixer tap and a step in shower cubicle with a plumbed in shower.

STAIRS TO SECOND FLOOR LANDING

Providing access to 2 further bedrooms and family bathroom.



BEDROOM FOUR

Measuring 16' 2" x 14' 1" (4.93m x 4.29m)

Presented on the second floor level having a radiator and a velux window.

BEDROOM FIVE/OFFICE

Measuring 16' 4" x 10' 2" (4.98m x 3.1m)

Having a radiator and a velux window.

SHOWER ROOM

Having a 3 piece modern stylish bathroom suite comprising of a push button W.C., a wall mounted wash hand basin, a shower cubicle and a Velux window.

EXTERNALLY

A large concrete driveway provides off street parking for 2 vehicles and access to an over sized integral garage. There is a front lawned area and paved pathways provide access to the rear garden. Having a spacious private fence enclosed lawned garden with a paved seating area.

MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

ADDITIONAL NOTE

This is a showhome spec. includes carpets, additional inset spot lighting, part tiling to all bathrooms and fully tiled floors. High specification kitchen with fully integrated appliances. Fixtures and fittings by separate negotiation.

These details were prepared from an inspection of the property and information provided by the vendor on 18th September, 2018.

Ref: BM/SB

IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.



EPC TO FOLLOW

FLOORPLAN

