

Churchills



Hope Avenue

Barnsley, Goldthorpe S63 9EA

- THREE BEDROOMS
- uPVC DOUBLE GLAZED
 - UTILITY ROOM
 - LARGE GARDEN
- END TOWN HOUSE
 - KITCHEN DINER
 - DETACHED GARAGE
 - EPC RATING TBC

Asking Price £100,000 Freehold





*****LANDLORDS AND FTB'S*** Take a look at this three bedroom end town house situated in Goldthorpe. Close to local shops and amenities and convenient for M1/M18 and A1 link roads. Ideal property for any investor or first time buyer.**

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator. Understairs storage area.

LOUNGE

13'6" * 13'0"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. TV aerial socket.

KITCHEN / DINER

13'10" * 12'10" reducing to 8'0"
uPVC double glazed window to front and side elevations. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space for fridge/freezer and dishwasher. Ceramic tiles to floor and splash back areas. Single drainer sink unit with mixer tap. Single panel and double panelled central heating radiators.

UTILITY ROOM

6'2" * 6'0"
uPVC double glazed and panelled doorway to rear. Range and wall units with roll edged work surfaces. Space and plumbing for automatic washing machine and dryer. Ceramic tiles to floor and splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. uPVC double glazed window to front elevation. Storage cupboard off housing combination boiler.

BEDROOM ONE

11'1" * 9'7"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM TWO

9'11" * 10'9"
uPVC double glazed window to rear elevation. Single panelled central heating radiator. TV aerial socket.

BEDROOM THREE

8'11" * 6'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

6'0" * 5'7"

uPVC double glazed window to front elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Fully tiled to all walls.

DETACHED GARAGE

Concrete section with up and over door. Light and power laid on.

OUTSIDE AND GARDENS

To the front is a good size fenced garden with artificial grass and shrubs. To the side is a shared driveway leading to a large rear garden.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in

agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



Local Authority Barnsley
Council Tax Band A
EPC Rating



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