

**Churchills**



## **John Street**

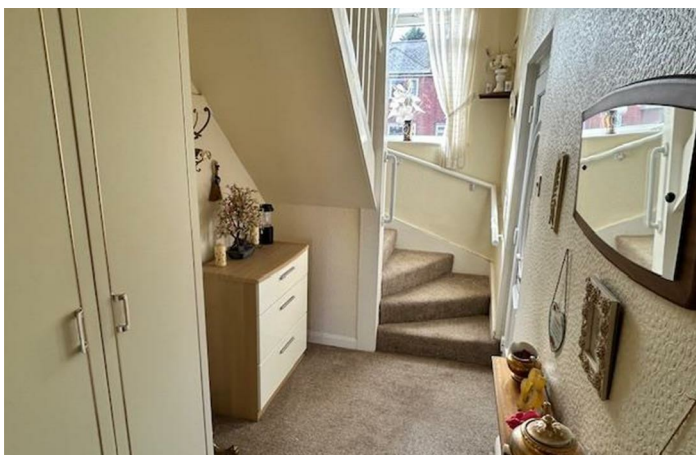
Great Houghton, Barnsley S72 0EB

- SEMI DETACHED HOUSE
  - DINING ROOM
- OFF ROAD PARKING
- COMBINATION BOILER
- FOUR BEDROOMS
- LARGE GARDENS
- uPVC DOUBLE GLAZED
- EPC RATING TBC

**Offers Around £175,000 Freehold**







**\*\*\*GROWING FAMILIES TAKE A LOOK\*\*\*** at this excellent four bedroom semi detached family home situated in a good area of Great Houghton and conveniently situated with easy access to M1/M18 and A1 link roads. Ideal for any growing family, this property needs to be viewed to appreciate the size of accommodation on offer.

### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALL;WAY**

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

#### **KITCHEN**

11'8" \* 8'9"  
uPVC double glazed window to side elevation. Range of wall and base units with roll edged works surfaces. Space for slot in cooker. Single drainer stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine. space for fridge and freezer. Tiles to splash back areas. Laminate wood effect flooring. Single panelled central heating radiator. Breakfast bar with seating for two. uPVC double glazed and panelled doorway to side elevation.

#### **WET ROOM**

7'10" \* 5'7"  
uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and electric shower. Fully tiled to all walls. Extractor fan. Heated towel rail.

#### **LOUNGE**

14'10" \* 12'11"  
uPVC double patio doors to rear elevation. Surround housing a modern electric fire with marble effect hearth. Double panelled central heating radiator. TV aerial socket. Open plan through to:

#### **DINING ROOM**

11'9" \* 9'9"  
uPVC double glazed window to front elevation. Double panelled central heating radiator. Doorway to hallway.



## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

### BEDROOM ONE

14'11" \* 9'10"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

### BEDROOM TWO

12'2" \* 11'0"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

### BEDROOM THREE

11'10" \* 9'9"

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

### BEDROOM FOUR

8'9" \* 7'10"

uPVC double glazed windows to front and side elevations. Single panelled central heating radiator.

### WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator.

### VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).



## **MAKING AN OFFER**

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

## **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.

## **THINKING OF SELLING**

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

## **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.

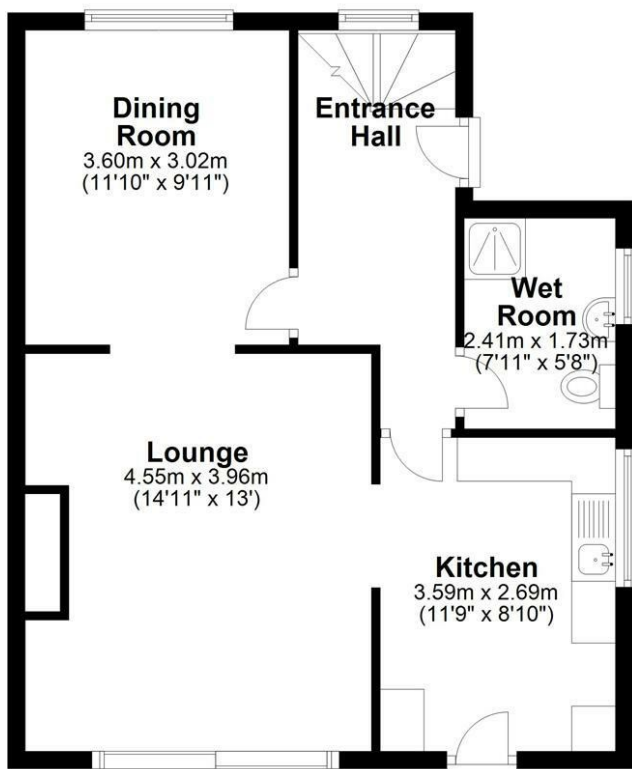




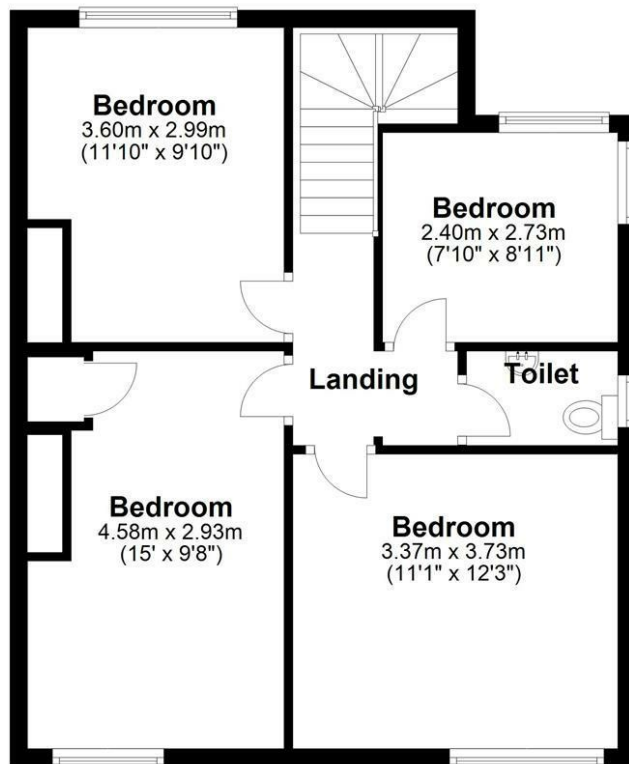


Local Authority Barnsley  
Council Tax Band A  
EPC Rating

**Ground Floor**



**First Floor**



**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
Info@churchillsestateagents.com  
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.