

Churchills



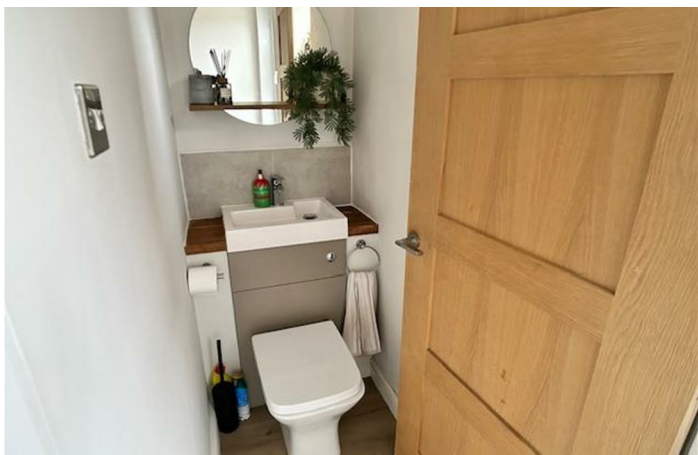
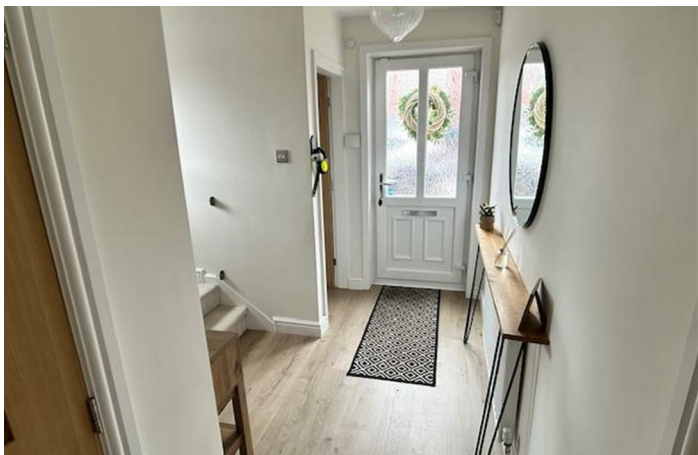
Washington Road

Goldthorpe, Barnsley S63 9EF

- THREE BEDROOMS
- ELECTRIC HEATING SYSTEM
- MODERN BATHROOM
- PARKING FOR SEVERAL VEHICLES
- SEMI DETACHED HOUSE
- MODERN KITCHEN
- DETACHED GARAGE
- EPC RATING E

Offers In The Region Of £160,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

WC

Double glazed window to front elevation. Suite in white comprising of low flush WC and hand wash basin. Laminate wood effect flooring.

LOUNGE

13'8" * 12'11"

uPVC double glazed window to front elevation. Electric log burner effect fire with tiled hearth and oak mantle. Double panelled central heating radiator.

KITCHEN/DINER

22'9" * 9'7"

uPVC double glazed window to rear elevation. Range of modern wall and base units with quartz work surfaces. Built in cooking facilities comprising of electric oven and microwave oven. Induction hob with chimney type extractor over. Integrated appliances include dishwasher, fridge and auto washing machine. Stainless steel sink unit with mixer tap. LED downlights to ceiling. Double panelled central heating radiator. Laminate wood effect flooring. uPVC double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Loft access with ladder.

BEDROOM ONE

13'6" * 12'8"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Socket and wiring for wall mounted TV.

BEDROOM TWO

12'7" * 9'8"

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

BEDROOM THREE

12'4" * 6'9" increasing to 10'0"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Range of fitted wardrobes to one wall.

BATHROOM

9'6" * 7'6"

uPVC double glazed window to rear elevation. Suite in white comprising of free standing bath, low flush WC, hand wash basin with storage beneath and separate shower cubicle with direct feed rain shower. LED downlights to ceiling. Ceramic tiles to floor and splash back areas. Heated towel rail and extractor fan.

DETACHED GARAGE

Timber framed detached garage with double doors to front.

OUTSIDE AND GARDENS

To the front is a large low maintenance garden with hard standing for several vehicles and a driveway leading to the detached garage. Access is either via Washington Road or via access road at side of Lakeside Surgery.

To the rear is a good size fenced garden, mostly grass with paved patio area.

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.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is Electricity boiler

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED with some suppliers and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is unknown at this time.



Local Authority Barnsley
Council Tax Band A
EPC Rating E



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.