



Alverley Way, Birdwell

Barnsley

Offers in Region of **£325,000**



20 Alverley Way

Birdwell, Barnsley

A WELL-PRESENTED FOUR DOUBLE BEDROOMED EXTENDED FAMILY HOME LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO BIRDWELL'S MANY AMENITIES AND IN EASE OF ACCESS TO THE M1 MOTORWAY. OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A TRADITIONAL TWO-STOREY FORMAT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- LIVING DINING KITCHEN
- LOUNGE
- SNUG
- UTILITY
- HOME OFFICE
- ENCLOSED REAR GARDEN
- OFF STREET PARKING





ENTRANCE HALLWAY

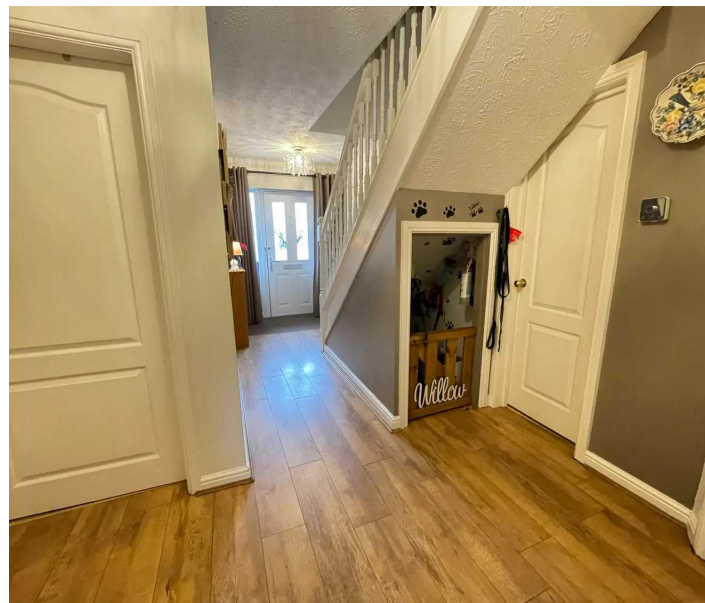
Entrance gained via composite and decoratively glazed door with obscure glazed side panel into entrance hallway. The entrance hallway has two ceiling lights, central heating radiator, wood effect laminate flooring, storage cupboard and staircase rising to first floor. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of; close coupled W.C and pedestal basin with chrome taps over. There is a ceiling light, central heating radiator, wood effect laminate flooring and obscure uPVC double glazed window to side.

LIVING DINING KITCHEN

A fabulous open plan space incorporating a single-story extension to the rear of the home. The kitchen itself has a range of wall and base units in a white shaker style with contrasting quartz effect laminate worktops with matching upstands. Integrated appliances in the form of twin stainless steel ovens and microwave, electric hob with tiled splash back and chimney style extractor fan over. There is an integrated dishwasher, full length fridge and ceramic sink with mixer tap over. There is a continuation of the wood effect laminate flooring, inset ceiling spotlights, further under cupboard lighting and central heating radiator. Beyond this into the living / dining area, there is ample room for lounge and dining furniture in the configuration of your choice, electric radiator, and a continuation of the wood effect laminate flooring. There is natural light provided by two skylights, uPVC double glazed window to rear and uPVC double glazed window and twin French doors giving access to garden.



SNUG

Further versatile reception space currently used as an additional lounge area with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

UTILITY

Forming the front section of the former integrated garage which still has the up and over door to front to be reinstated as a garage if so desired. This utility space has room for appliances and provides storage and has power and lighting.

HOME OFFICE

To the rear of the former converted integrated garage is a home office which again could be turned back into a garage if so desired. The home office has power and lighting and is accessed off the hallway.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with ceiling light, central heating radiator, access to loft via a hatch and access to two cupboards. Here we gain access to the following rooms.



BEDROOM THREE

A further rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

BEDROOM FOUR

Front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

Comprising of a three-piece white suite in the form of ; ; close coupled W.C, pedestal basin with chrome mixer tap over, bath with chrome taps and sperate mains fed chrome mixer shower over. There is a ceiling light, extractor fan, full tiling to walls, central heating radiator and obscure uPVC double glazed window to side.

OUTSIDE

To the front of the home is a double tarmacked driveway providing off street parking for 2 vehicles and lawned space with perimeter hedging. To the rear is a fully enclosed low maintenance garden with central artificial grass space, flagged patio seating areas, perimeter fencing and walling with flower beds containing various pants and shrubs.





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BEDROOM ONE

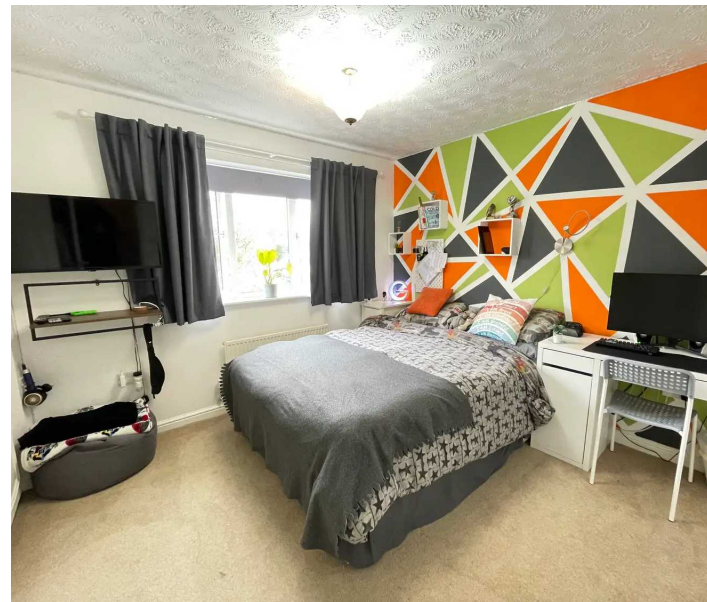
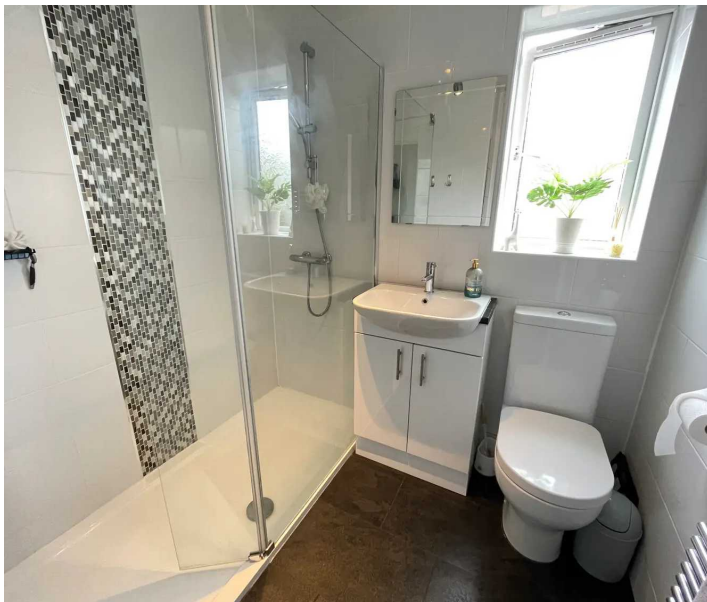
A double bedroom with fitted wardrobes, dressing area, ceiling light, central heating radiator and two uPVC double glazed windows to front.

EN SUITE SHOWER ROOM

Comprising of a three-piece modern white suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and walk in shower with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, full tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to side.

BEDROOM TWO

A double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear.







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