



Park Avenue, New Lodge
Barnsley

In Excess of **£120,000**



53 Park Avenue

New Lodge, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS WELL-PROPORTIONED HOME OFFERING TWO DOUBLE BEDROOMS, PLUS ATTIC SPACE, TWO RECEPTION ROOMS AND OFF-STREET PARKING. LOCATED IN THIS QUIET POSITION YET WITHIN EASE OF REACH OF MAJOR TRANSPORT LINKS AND AMENITIES

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO VENDOR CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- BLOCK PAVED DRIVEWAY
- MUST BE VIEWED
- IDEAL FOR FIRST TIME BUYERS



ENTRANCE

Entrance gained via uPVC and obscure glazed door into living room.

LIVING ROOM

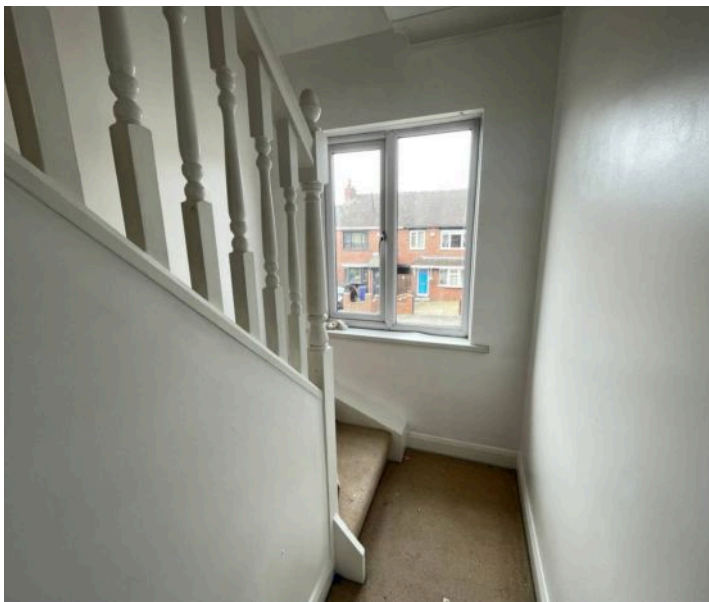
A front facing reception space with ceiling lights with ceiling rose, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to front. A door then opens through to the dining room.

DINING ROOM

Having ample room for a dining table and chairs this versatile space has a ceiling light, coving to the ceiling wood effect laminate flooring and central heating radiator. A door opens to the cupboard under the stairs and an archway leads through to the kitchen

KITCHEN

Having a range of wall and base units with laminate worktops, tiled splashbacks and tiled floor. There are integrated appliances in the form of; stainless steel electric oven with electric hob and chimney style extractor fan over. There is housing for a fridge freezer, plumbing for a washing machine, and composite sink with chrome mixer tap over. There is a ceiling light, coving to the ceiling and uPVC double glazed window to rear. Back from the dining room a timber and glazed door leads to inner hallway with wall light, central heating radiator, wood effect laminate flooring and uPVC and obscure glazed door to rear garden. A staircase rises to first floor landing.



FIRST FLOOR LANDING

With spindle balustrade, ceiling light, coving to the ceiling, dado rail and storage cupboard. Here we gain entrance to the following rooms.

BEDROOM ONE

A front facing double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

BEDROOM TWO

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

BATHROOM

Comprising a three-piece white suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap and Mira electric shower over. There are inset ceiling lights, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window to rear.

ATTIC / OCCASIONAL ROOM

From the first floor landing a door opens through to additional hallway space with ceiling light, uPVC double glazed window to front and staircase acceding to attic room. Having been converted to create additional living space. There is a ceiling light, central heating radiator, access to eaves storage and two skylights to rear. Please note there is some restricted head height.



GARDEN

To the front of the home is a block paved driveway providing off street parking and to rear is an enclosed garden with lawned space, raised decked area and space for shed.



ADDITIONAL INFORMATION

The EPC is a TBC and the council tax band is A , and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731731

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



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