



Thorne House, Staincross Common, Staincross, S75 6JD

Barnsley

£350,000



STAINCROSS COMMON

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Thorne House, Staincross Common

Staincross, Barnsley

NESTLED IN THE HEART OF THE EVER-POPULAR STAINCROSS COMMON IN BARNSELY, THIS SOLID 1920S REDBRICK HOME IS FULL OF CHARACTER AND BURSTING WITH POTENTIAL. WITH THREE GENEROUS BEDROOMS, A SEPARATE KITCHEN & DINING ROOM AND A USEFUL CELLAR, THIS IS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY IN A HIGHLY SOUGHT-AFTER LOCATION. From the moment you arrive, you will be impressed by the attractive kerb appeal and proximity to local amenities, reputable schools and excellent transport links—including easy access to the M1 motorway. Original features and traditional proportions offer a strong foundation for anyone with a creative eye or looking for a rewarding project, ideal for growing families, professional couples or people downsizing.

- DETACHED HOME
- FULL OF ORIGINAL CHARACTER
- THREE BEDROOMS
- CONSERVATORY
- UTILITY
- SPACIOUS
- DETACHED SINGLE GARAGE





ENTRANCE HALL

Entrance gained via a composite door with opaque glass and leaded glass into entrance hall. There is a ceiling light, dado rail and staircase rising to first floor, here we gain access to the following rooms.

LIVING ROOM

A front facing well-proportioned reception space with a bow window to front providing an abundance of natural light. The room has a ceiling light with ceiling rose, coving to the ceiling, two central heating radiators and main focal point being a gas fire set within Welsh slate surround and wooden mantle. A sliding patio door leads through to the conservatory.

CONSERVATORY

An addition to the home offering further flexible reception space with two wall mounted lights, central heating radiator, uPVC double glazing to two sides and uPVC doors lead to the rear of the property.

DINING ROOM

A well-proportioned front facing reception room with the main focal point being the original cast iron stove with tiled hearth and wooden surround. The room has a ceiling light with ceiling rose, coving to the ceiling, built in wooden unit, two central heating radiators and two uPVC double glazed windows to two elevations.



KITCHEN

The kitchen has a variety of wall and base units in a cream shaker style with laminate worktops over and tiled splashbacks. There is space for an electric oven with extractor fan over, one and half bowl stainless steel sink with chrome mixer tap over. The room has a ceiling strip light, central heating radiator and a door that lead to steps that descend to the cellar.

UTILITY

Accessed from the kitchen or rear uPVC door. The room has a wall mounted light, tiling to floor, plumbing for a washing machine, space for free standing fridge / freezer and uPVC double glazed window to side.

CELLER

From the kitchen stone steps descend to the cellar, an ideal storage area with storage shelves and concrete floor. The room has two small cellar windows, ceiling strip light, space for further appliances and ample electrical sockets.





BEDROOM ONE

A front facing double bedroom with ceiling light, coving to the ceiling, bank of fitted wardrobes, dressing unit with overhead storage, central heating radiator and uPVC double glazed window.

BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, built in wardrobes, central heating radiator, two sets of uPVC double glazed windows and in the bulkhead above the stairs is an open storage cupboard and further closed storage cupboard.

BEDROOM THREE

The room has a built-in wardrobe with overhead storage, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.

BATHROOM

A spacious family bathroom, comprising of a four-piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome taps over, bath with chrome taps and walk in shower with electric Mira shower within. The room has full tiling to walls, ceiling light, central heating radiator, towel rail and obscure uPVC double glazed window.





GARDEN

To the front of the home is tarmacked driveway leading to the impressive red brick property. Also to the front is a well-maintained lawn with borders containing various mature trees, shrubs and herbaceous borders creating privacy from the road and neighboring properties. To the rear of the home is a block paved area, giving access to two external stores, shed and access to the property via the conservatory doors. There is access to a single detached garage via the block paved driveway and has a further graveled area and raised borders containing well established shrubs with several external lights and security led lights.



ADDITIONAL INFORMATION

The EPC rating is and the council tax band is C 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 731730.

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) COPYRIGHT Unauthorized reproduction prohibited.

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

MORTGAGE ADVICE

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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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