

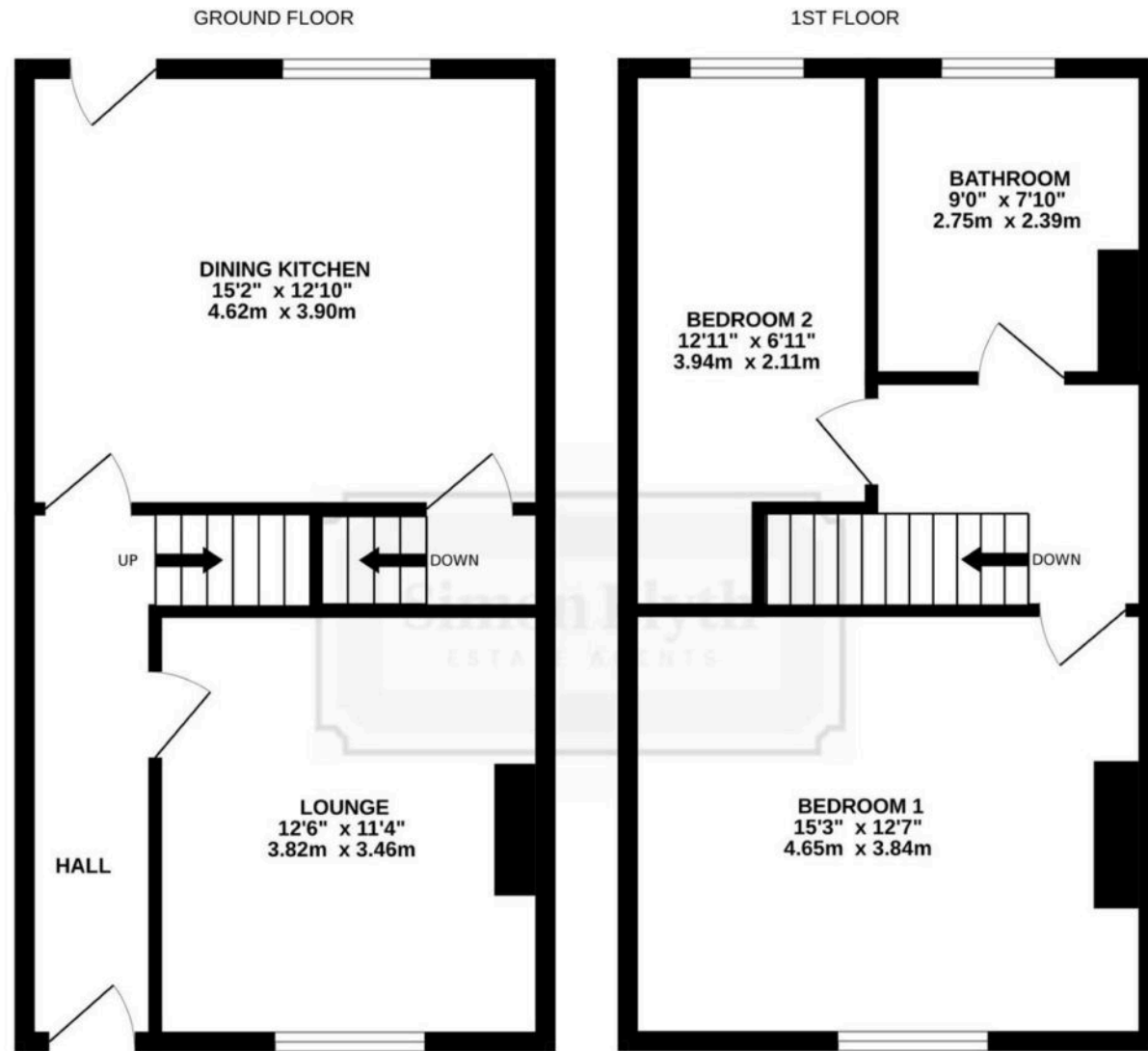
**Simon Blyth**  
ESTATE AGENTS



**Windermere Road, BARNSELY**  
Barnsley

Offers in Region of **£134,950** – Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Windermere Road

BARNSLEY, Barnsley

OFFERED TO THE MARKET IN A SOUGHT-AFTER RESIDENTIAL AREA OF BARNSLEY IS THIS GENEROUSLY SPACIOUS TWO BEDROOM TERRACE HOUSE. PROVIDING AN AMAZING OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS. Just on the outskirts of town the property boasts of close links to the motorway, hospital and within walking distance to Barnsley town centre. The property briefly comprises of, Lounge, kitchen, bedroom one, bedroom two, bathroom and front and rear garden. Council Tax band: A Tenure: Freehold





## ENTRANCE

Entrance gained into hallway here we gain access to the following rooms.

## LOUNGE

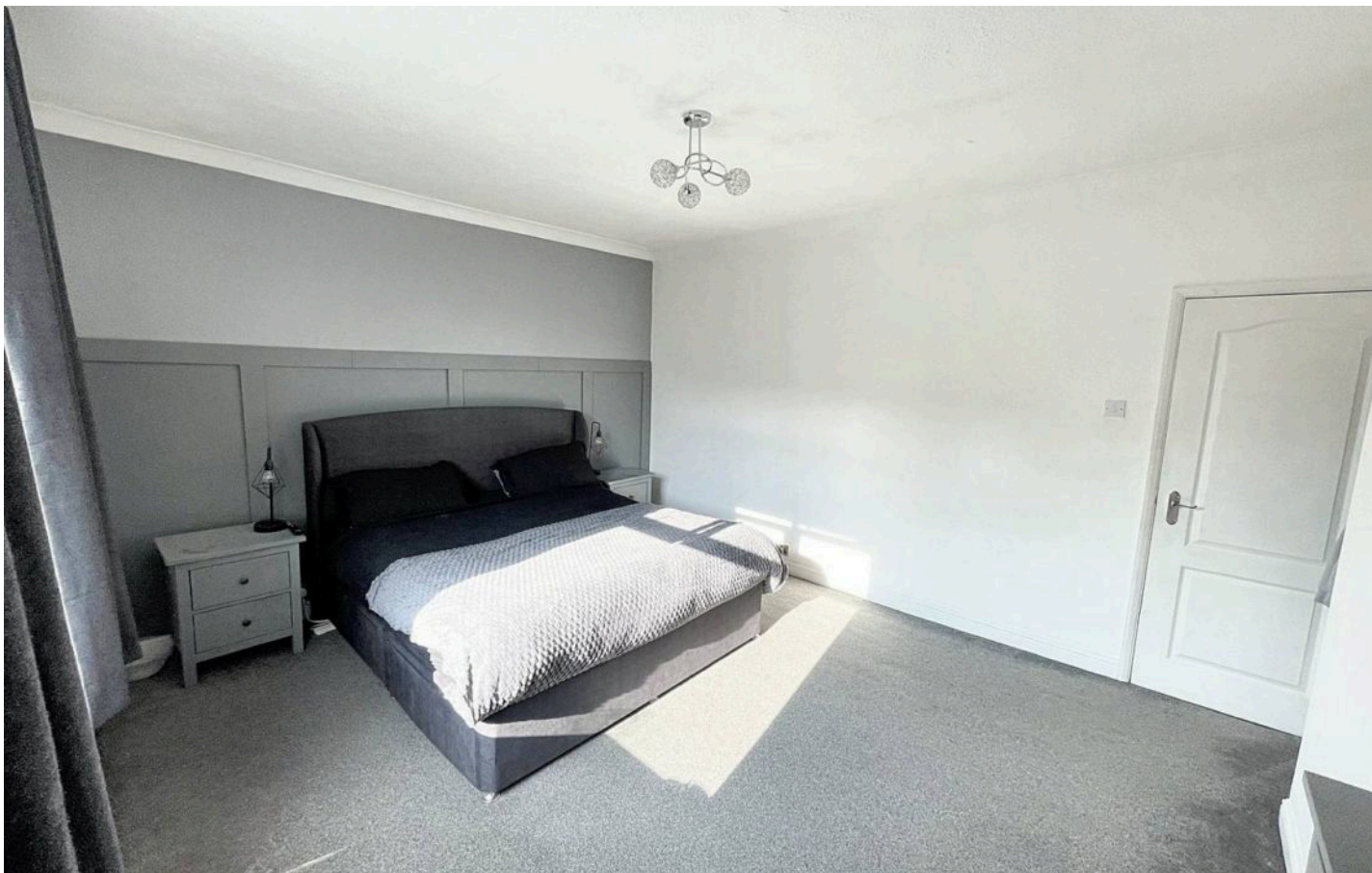
A well-proportioned principal reception space enjoying a high degree of natural light. There is ceiling light and central heating radiator.

## KITCHEN

A well-proportioned open plan kitchen with ample room for table and chairs. There are integrated appliances in the form of electric stainless-steel oven with matching electric hob and chimney style stainless steel extractor fan over. There is space for a fridge freezer, plumbing for washing machine, central heating radiator and composite sink with chrome mixer tap over and door giving access to the rear garden.







### BEDROOM ONE

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

### BEDROOM TWO

Further bedroom situated to the rear of the property, ceiling light, central heating radiator and uPVC double glazed window to the rear.

### BATHROOM

Comprising a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome taps over, free standing bath with chrome mixer tap with shower attachment. There is a ceiling light, tiling to walls, central heating radiator and obscure uPVC glazed window to the rear.





## OUTSIDE

To the front of the home steps lead to the front with a small graveled area, alternatively access to the property can be gained via the gated rear garden. To the rear of the home there is a flagged patio area which is ideal for socialising with family and friend. Further there is a private lawned garden with space for a shed.





### ADDITIONAL INFORMATION

The EPC rating is TBC and the council tax band is A and we are informed by the vendor that the property is Freehold. We are also informed by the vendor that the property has a CCTV system and the loft is fully boarded and insulated.

### VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

### 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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### 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 TIMES

#### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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