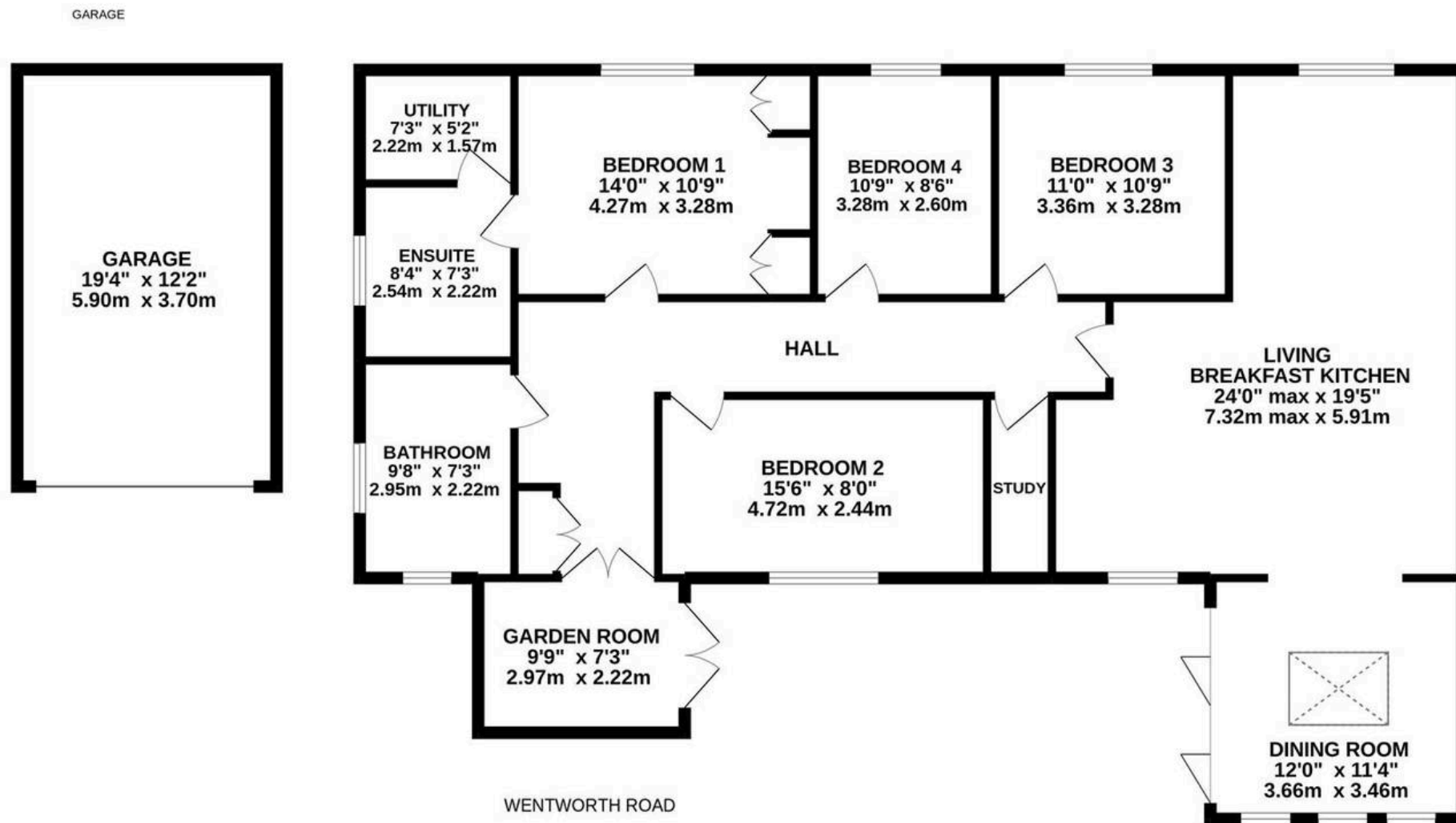




## The Old Methodist Church, Wentworth Road, Blacker Hill

Barnsley

Offers in Region of **£370,000**



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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## The Old Methodist Church Wentworth Road

Blacker Hill, Barnsley

A UNIQUE PROPERTY HAVING BEEN CONVERTED FROM THE FORMER METHODIST CHURCH THIS FABULOUS MODERN HOME OFFERS FLEXIBLE FOUR DOUBLE BEDROOM ACCOMMODATION IN A SINGLE-STORY LAYOUT AN INTERCHANGEABLE ACCOMMODATION IN THE FOLLOWING CONFIGURATION.

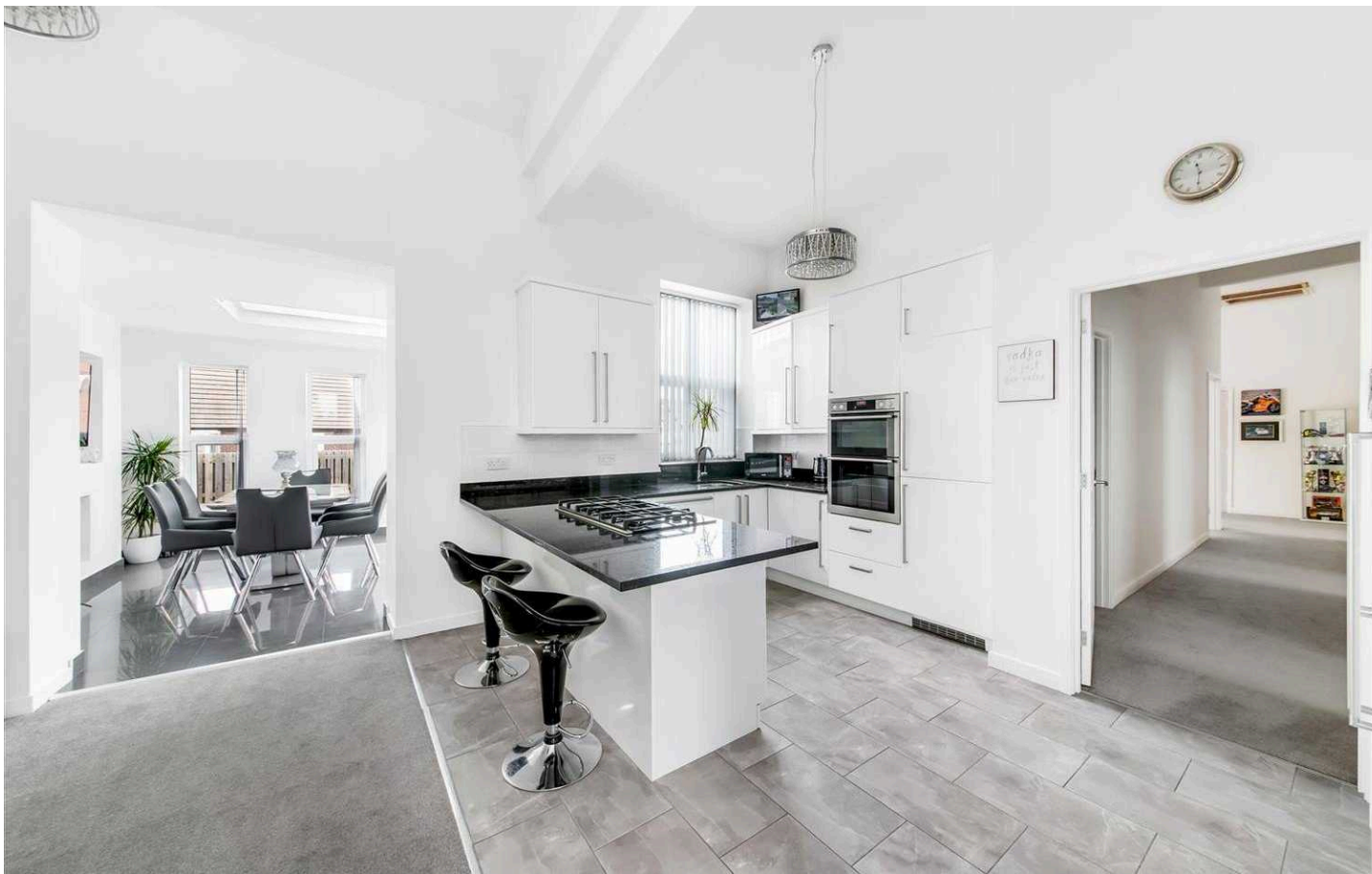
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A UNIQUE PROPERTY
- CONVERTED FROM THE FORMER METHODIST CHURCH
- FOUR DOUBLE BEDROOMS
- INTERCHANGEABLE ACCOMMODATION
- VERY WELL PRESENTED
- OFF STREET PARKING



### **ENTRANCE HALL / GARDEN ROOM**

Entrance gained via twin uPVC and double-glazed doors into entrance hall. A generous entrance hall currently being used as additional reception space, there are ceiling spotlights, central heating radiator and tiled floor. Timber and glazed doors then open to the inner hallway.

### **INNER HALLWAY**

An L shaped inner hallway with impressive high ceilings, two ceiling lights, central heating radiator and access to useful storage cupboard. The inner hallway provides access to the following rooms.

### **LIVING DINING KITCHEN**

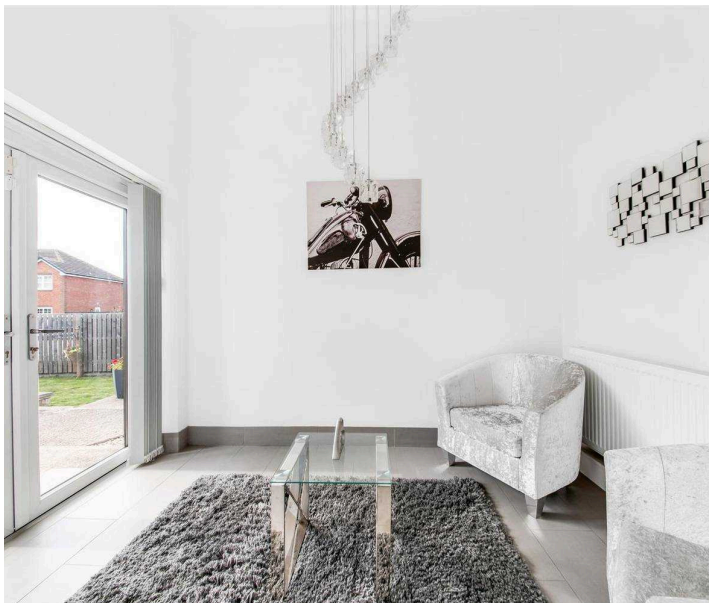
A fabulous open plan space incorporating kitchen and principle living spaces. The kitchen has a range of wall and base units in a high gloss shaker style in white with contrasting granite worktops with matching upstands and tiled floor. Integrated appliances in the form of, AEG stainless steel double oven with five burner gas hob, integrated dishwasher, and built-in fridge freezer. Inset stainless steel sink with chrome mixer tap over, ceiling light and uPVC double glazed window to front. The kitchen also enjoys a breakfast bar to the worktop providing seating space.

### **LIVING SPACE**

The living space has two additional ceiling lights, two central heating radiators, and uPVC double glazed window to rear.

### **DINING ROOM**

A single-story extension to the home with ample room for a dining table and chairs, with porcelain tiled floor with under floor heating and natural light gained via three separate uPVC double glazed windows to front, triple bi-fold doors and ceiling skylight.



### **BEDROOM ONE**

From the inner hallway we gain access to bedroom one. A double bedroom with fitted wardrobes, ceiling light central heating radiator and uPVC double glazed window to rear. A door opens through to the ensuite shower room.

### **EN-SUITE SHOWER ROOM**

Comprising a three-piece modern white suite in the form of; Low level W.C, basin sat with vanity unit with chrome mixer tap over and double shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, part tiling to walls, tiled floor, chrome towel rail / radiator and uPVC double glazed window to side. A door leads through to the utility.

### **UTILITY**

A continuation of the tiled floor, base units with worktops, plumbing for a washing machine, ceiling light, central heating radiator and here we find the house boiler.

### **BEDROOM TWO**

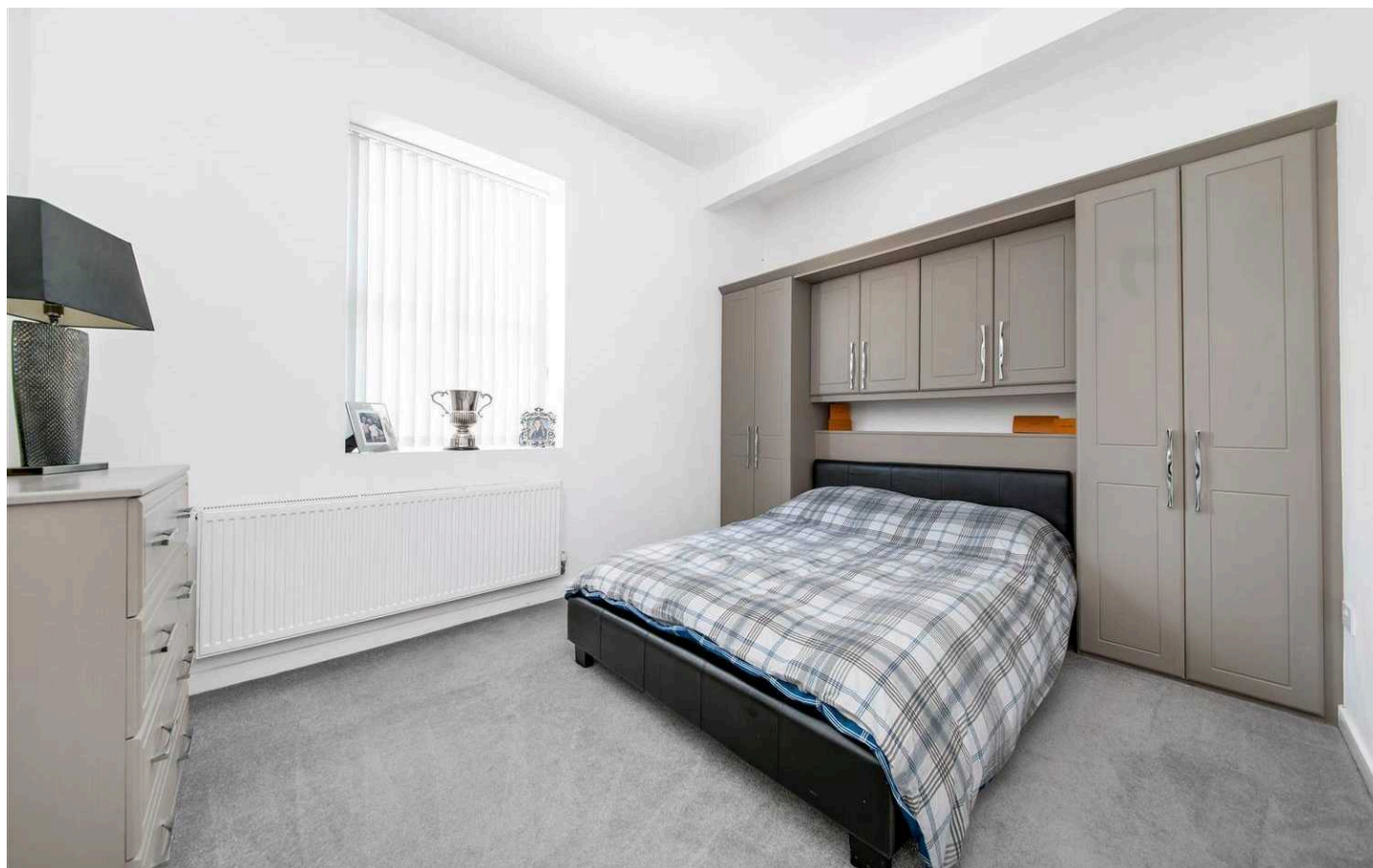
A further double bedroom which is front facing with ceiling light, central heating radiator and uPVC double glazed window.

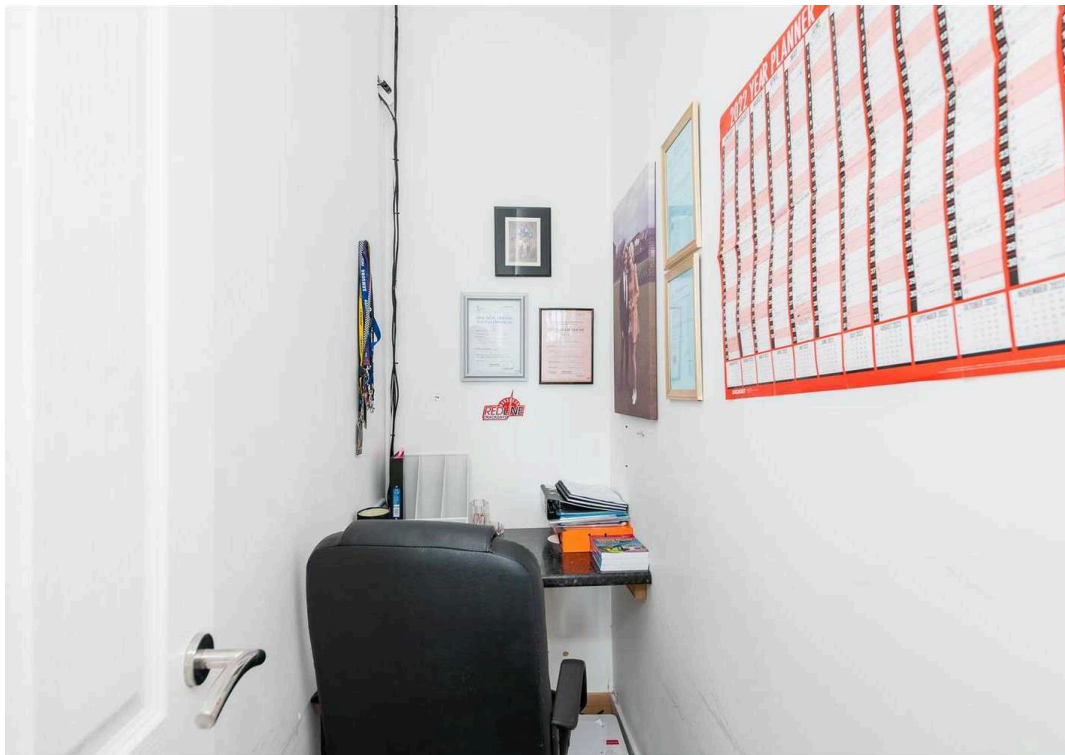
### **BEDROOM THREE**

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

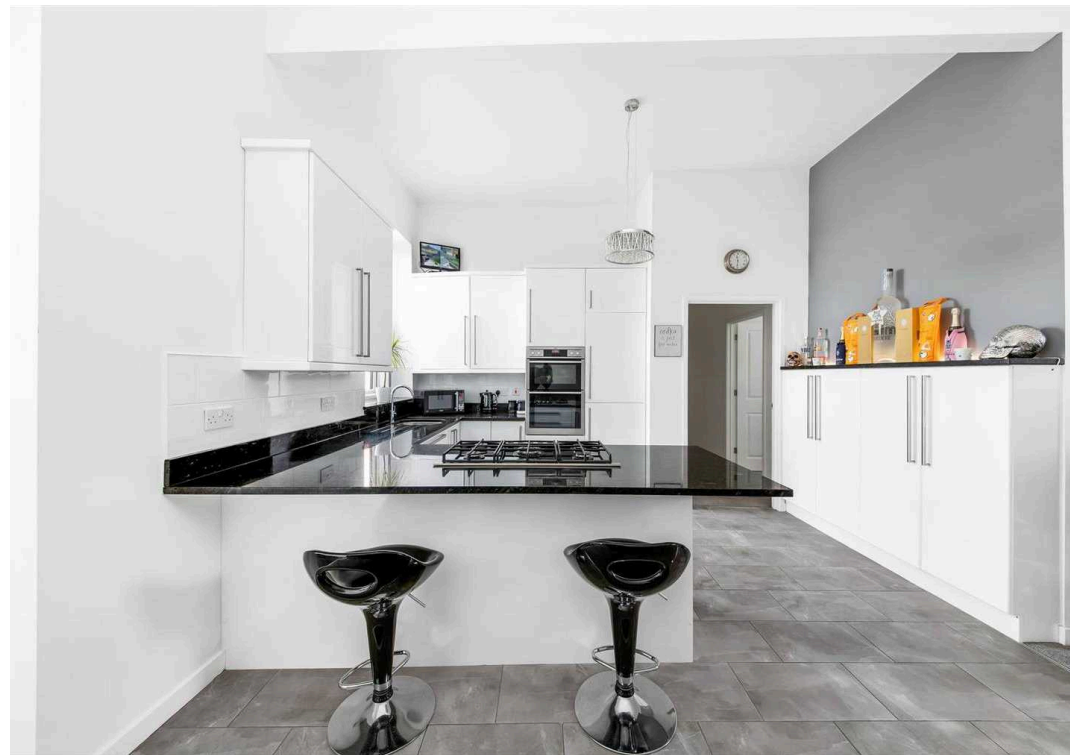
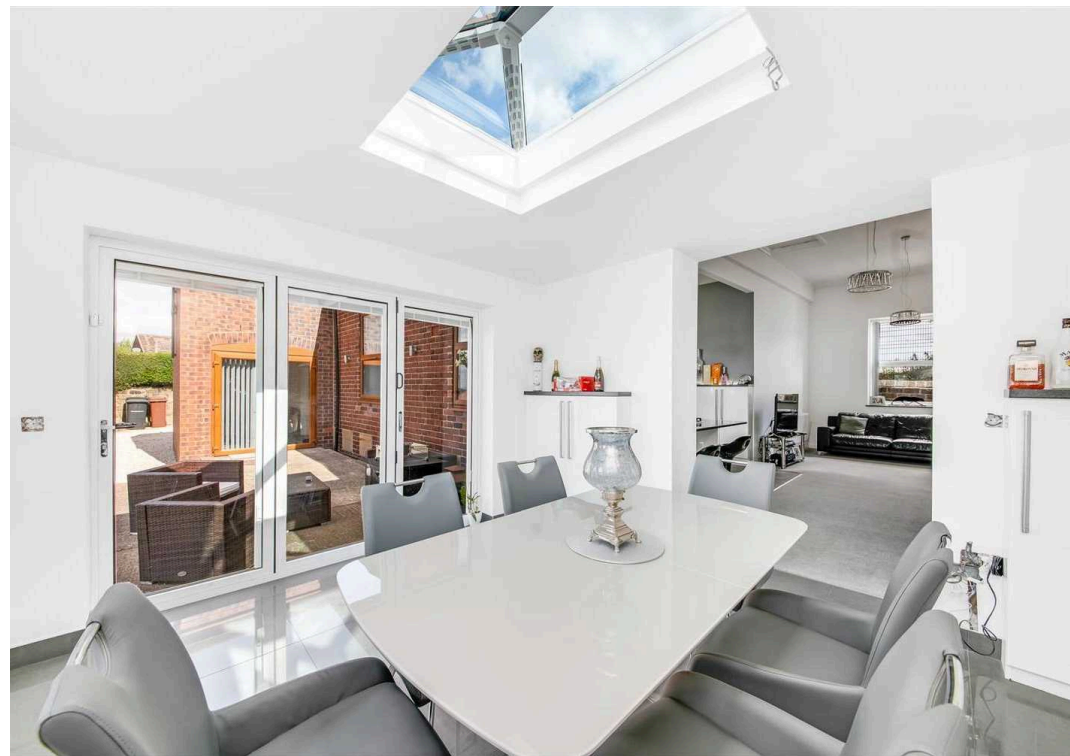
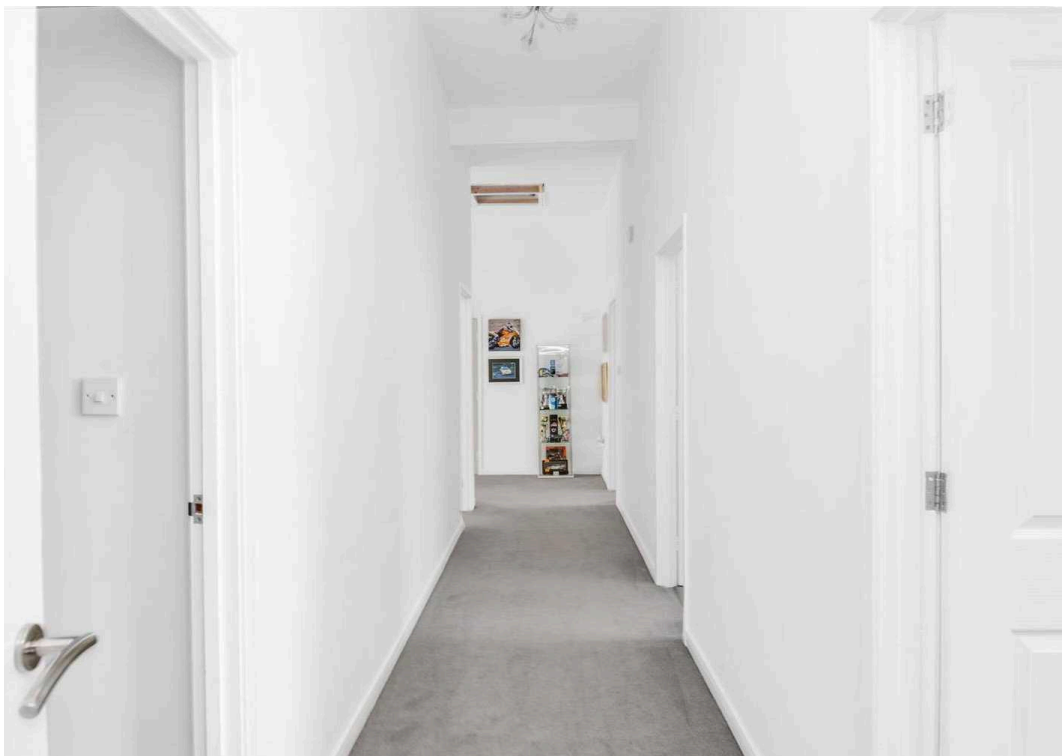
### **BEDROOM FOUR**

A fourth double bedroom currently used as a snug with ceiling light, central heating radiator and uPVC double glazed window.













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