

Saxton Mee



Sheffield Road Birdwell Barnsley S70 5UX
£130,000

St Luke's
Sheffield's Hospice

Sheffield Road

Barnsley S70 5UX

£130,000

GUIDE PRICE £130,000-£140,000 ** GENEROUS SOUTH-WEST FACING REAR GARDEN ** COUNTRYSIDE VIEWS ** FREEHOLD ** Welcome to this charming two bedroom mid-terrace house located on Sheffield Road in the delightful village of Birdwell, Barnsley with easy access to local amenities, including shops, schools, and parks, ensuring that everything you need is just a stone's throw away. The property enjoys a generous rear garden and benefits from uPVC double glazing and gas central heating. Tastefully decorated throughout the living accommodation briefly comprises front door which opens into the lounge with a front window allowing natural light, while the focal point is the modern fireplace, as well as coving to the ceiling and attractive flooring. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven as well as housing and plumbing for a washing machine. A door then opens into the bathroom with a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit. From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms. Bedroom one is a fantastic size and has a front facing window and ample space for furniture. Bedroom two is a good size double and enjoys the lovely countryside views and benefits from a fitted cupboard.

- EARLY VIEWING ADVISED
- TWO BEDROOM MID TERRACE PROPERTY
- LOVELY COUNTRYSIDE VIEWS
- GENEROUS REAR GARDEN
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO M1 MOTORWAY
- EASY ACCESS TO BARNLSLEY CENTRE





OUTSIDE

To the front is a fully enclosed garden area which sets the property back from the road. To the rear is a south-west facing garden which is mostly laid to lawn, an outbuilding and patio.

LOCATION

Situated in this popular residential area with restaurants and pubs close by. Regular public transport. Close to shops, schools etc and a short drive to Barnsley with the Metrodome. Worsbrough Mill Museum & Country Park etc. Close to open countryside and excellent motorway connections via the M1.

MATERIAL INFORMATION

The property is Freehold.
The property is currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

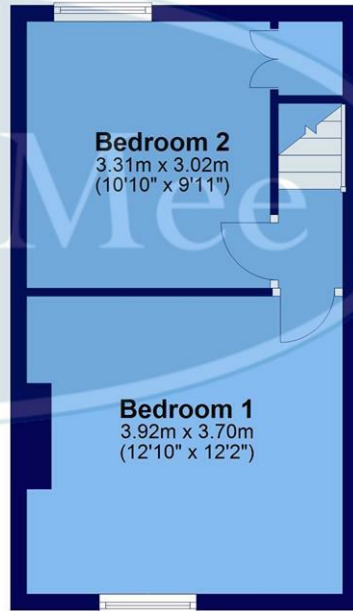
Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		