



Rockley Avenue Birdwell Barnsley S70 5QT
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 Being within close proximity to local amenities, reputable schools, and excellent transport links, including the M1 motorway is this four bedroom semi detached property which has undergone a scheme of modernisation by the current owner including a new kitchen and bathroom, redecorated and new flooring. The property has a fully enclosed rear garden and benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises front door which opens into a porch with space for coats and shoes. A uPVC door then opens into the entrance hall with tiling to floor and access into the well proportioned lounge which has a front window and a cast iron multi-fuel stove which is the focal point of the room. Bi-fold doors then open into the fantastic kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting solid wood worktops. There is space for a Range style cooker, American style fridge freezer along with an integrated dishwasher and housing and plumbing for a washing machine. There is banquet seating and access into the garden room with a door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the four bedrooms and the bathroom. The master is to the front aspect and has fitted wardrobes and space for furniture. Bedroom two is to the rear and has a cupboard which houses the gas boiler. Bedroom three is to the front and has a fitted cupboard going over the stairs. Bedroom four is to the rear aspect and again has a fitted cupboard going over the stairs. The well appointed bathroom has a three piece suite including shower with overhead bath, WC and wash basin set in a combination unit.

- A MUST SEE!
- IDEAL FAMILY HOME
- FOUR BEDROOMS
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE & KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN & OFF ROAD PARKING
- EASY ACCESS TO JUNCTION 36 OF THE M1
- EXCELLENT SCHOOLS
- SHOPS AND SUPERMARKETS NEARBY





OUTSIDE

A low wall encloses a front garden with planted borders. A shared drive leads to gates which opens to an off-road parking. The fully enclosed rear garden has a large garden shed.

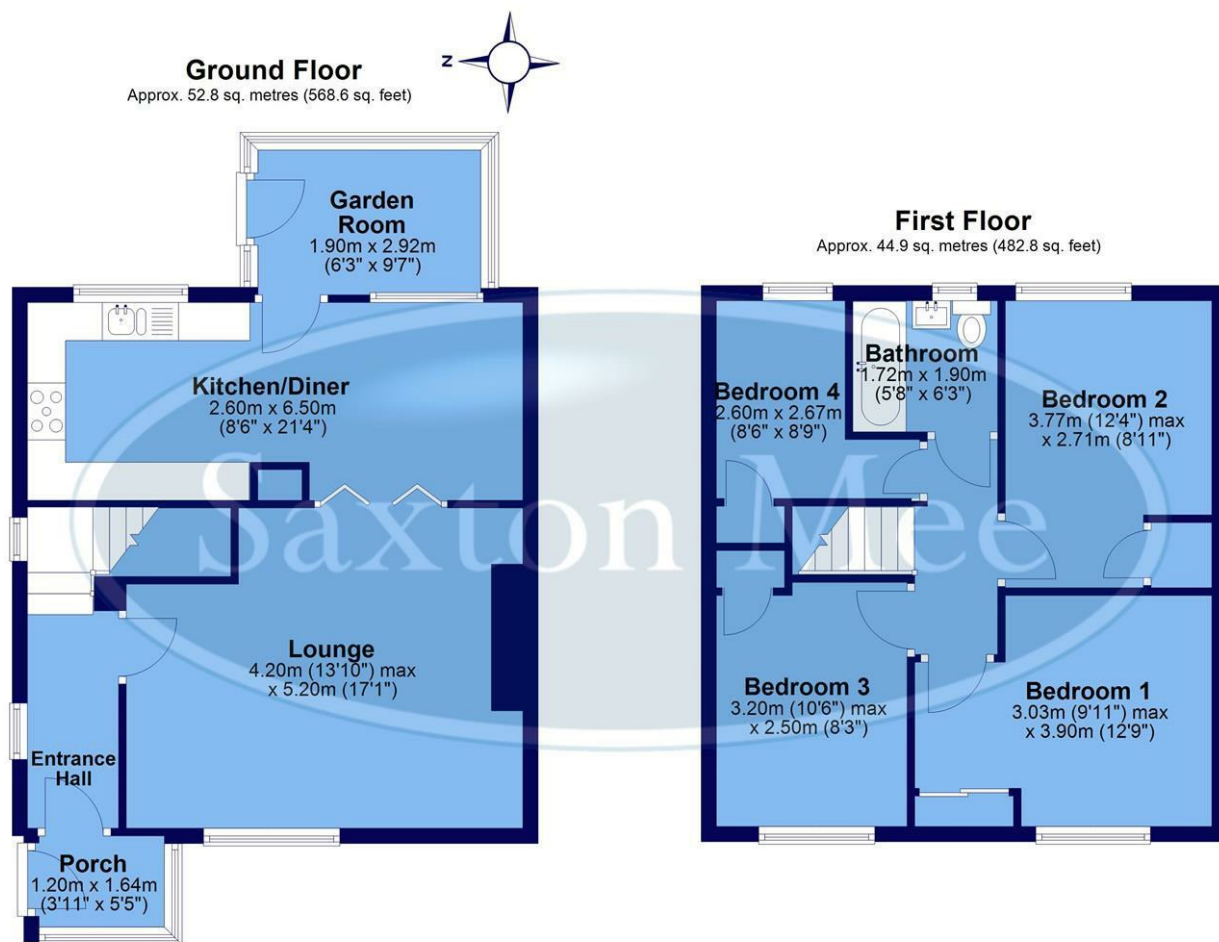
MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

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

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