

## 26 Worsbrough Road

| Blacker Hill | S74 0RG

Offers over £210,000

We are pleased to present this four-bedroom detached property located in Blacker Hill, Barnsley.

The property consists of – Lounge, Kitchen, WC, Four Bedrooms, Bathroom, Shower Room and a Garage.

This property offers light-filled, family-friendly accommodation arranged over three floors. It is situated within easy reach of transport links, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	92
(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	

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## Lounge

19'2" x 13'6"

The well-spaced lounge features carpeted flooring and a glass paned door with side windows that exits to the courtyard at the back of the property.

## Kitchen

23'9" x 9'4"

The spacious kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extractor fan. Entrance to the property is via the front door that opens up into the kitchen. There is ample space here for a dining area if required.

## WC

The convenient ground floor WC has a hand wash basin.

## Bedroom

10'3" x 9'11"

This double bedroom features a front aspect window and carpeted flooring.

## Bedroom

13'6" x 9'8"

This double bedroom features a rear aspect window and carpeted flooring.

## Bedroom

10'3" x 9'10"

This double bedroom features wall panelling, carpeted flooring and a front aspect window.

## Bedroom

9'1" x 8'6"

This good-sized single bedroom features carpeted flooring and a front aspect window.

## Bathroom

8'5" x 7'4"

The modern bathroom is fitted with toilet, wash hand basin and bath facilities

## Shower Room

7'4" x 4'6"

The shower room is equipped with toilet, wash hand basin and shower facilities

## Garage

The property benefits from a good sized garage.

## Garden

At the front of the property there is a sloped driveway that leads to the garage and front door. The enclosed courtyard at the back is covered with blocked paving and artificial grass coverage and is also accessible via wooden garden gates at the side of the house. A staircase from here leads to a raised wooden top deck with seating offering splendid views to the surrounding areas

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

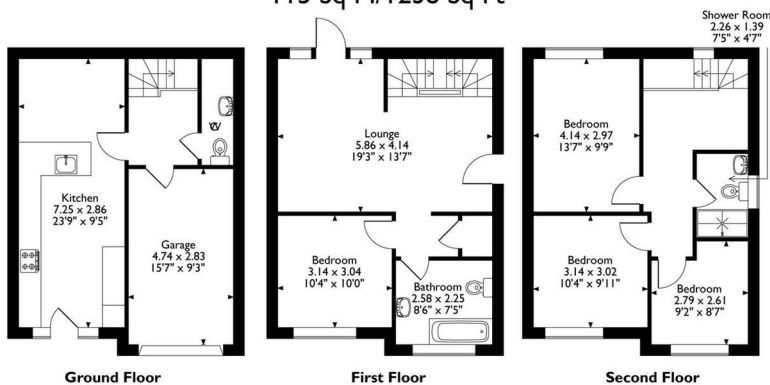
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Worsbrough Road, Blacker Hill, Barnsley Approximate Gross Internal Area 115 Sq M / 1238 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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