

23 Broadway Drive,
Barnsley S70 6FA

OFFERS AROUND
£210,000



*****NO ONWARD CHAIN*** DECEPTIVELY SPACIOUS AND MODERN THREE
BEDROOM SEMI-DETACHED HOUSE BOASTING AN ENCLOSED REAR GARDEN
AND ALLOCATED PARKING.
FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'4" x 5'8" max

You enter the property through a composite door into a lovely welcoming entrance hall which has practical laminate flooring underfoot and space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and a glazed door leads to the lounge.

LOUNGE 12'0" x 13'11" max

Positioned to the front of the property with a large window allowing natural light to flood in, this lovely spacious lounge has stylish décor with a contemporary central light fitting and ample space to accommodate lounge furniture. Doors lead to the entrance hallway and the dining kitchen.



DINING KITCHEN 9'4" x 15'5" max

Flooded with natural light courtesy of a set of French doors which lead out to the rear garden, this fabulous dining kitchen is fitted with white gloss base and wall units, white quartz worktops and upstands and an inset stainless steel sink with mixer tap over. Cooking facilities comprise of a double electric oven and a gas hob with a stainless steel canopy hood extractor over. Integrated appliances include a tall fridge freezer, washing machine and a dishwasher. There is ample space for a dining table. Grey wood effect ceramic tiles run underfoot and spotlights and a central light fitting in the dining area complete the look. Doors lead to the lounge, downstairs W.C and cloakroom/pantry.



CLOAKROOM / PANTRY 6'9" x 3'0" max

Located just off the kitchen this fabulous walk in cupboard could be used as a pantry or alternatively as a cloakroom.

DOWNSTAIRS WC 3'3" x 6'0" max

Usefully located just off the dining kitchen, this contemporary guest W.C. is fitted with a white low level W.C. and matching wall mounted basin. The room is partially tiled with pale grey embossed tiles and grey wood effect ceramic tiles run underfoot. A door leads to the dining kitchen.

**FIRST FLOOR LANDING 4'9" x 6'3" max**

A carpeted staircase with a white painted balustrade ascends from the entrance hallway to the first floor landing which has a loft hatch and doors leading to the three bedrooms and house bathroom.

BEDROOM ONE 11'1" x 12'1" max

This charming neutrally decorated double bedroom is located to the front of the property with a window looking out over the street, it benefits from sliding mirror wardrobes to the alcove and there is further space to accommodate freestanding items of bedroom furniture. Doors lead to the ensuite and landing.



ENSUITE 5'6" x 5'6" max

This contemporary ensuite is fitted with a white suite comprising of a low level W.C., wall mounted hand wash basin and a step in shower enclosure equipped with an electric shower. Pale grey embossed tiles partially adorn the walls and white ceramic floor tiles complete the room. An obscure window allows natural light to enter and a door leads into the bedroom.



BEDROOM TWO 8'8" x 10'9" max

Located to the rear of the property with a window overlooking the garden, this neutrally decorated double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 9'11" x 6'6" max

Enjoying garden views from its rear facing window, this third bedroom is a good size and would accommodate a single bed and accompanying freestanding bedroom furniture items. A door leads to the landing.



BATHROOM 6'6" x 5'5" max

This contemporary bathroom is fitted with a white bathroom suite comprising of a low level W.C, wall mounted hand wash basin and a bath, both with mixer taps. White ceramic floor tiles run underfoot and the walls are partially tiled with pale grey embossed geometric tiles. There is a flush light fitting to the ceiling and an obscure window allowing natural light to enter. A door leads to the landing.



EXTERIOR

To the front of the property is an open garden area adjacent to the house and two allocated parking spaces. Accessed via a gated path down the side of the property is an enclosed private garden which has a large patio area perfect for garden furniture and al fresco dining. The rest of the garden is laid to lawn with a shed for storage.



~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

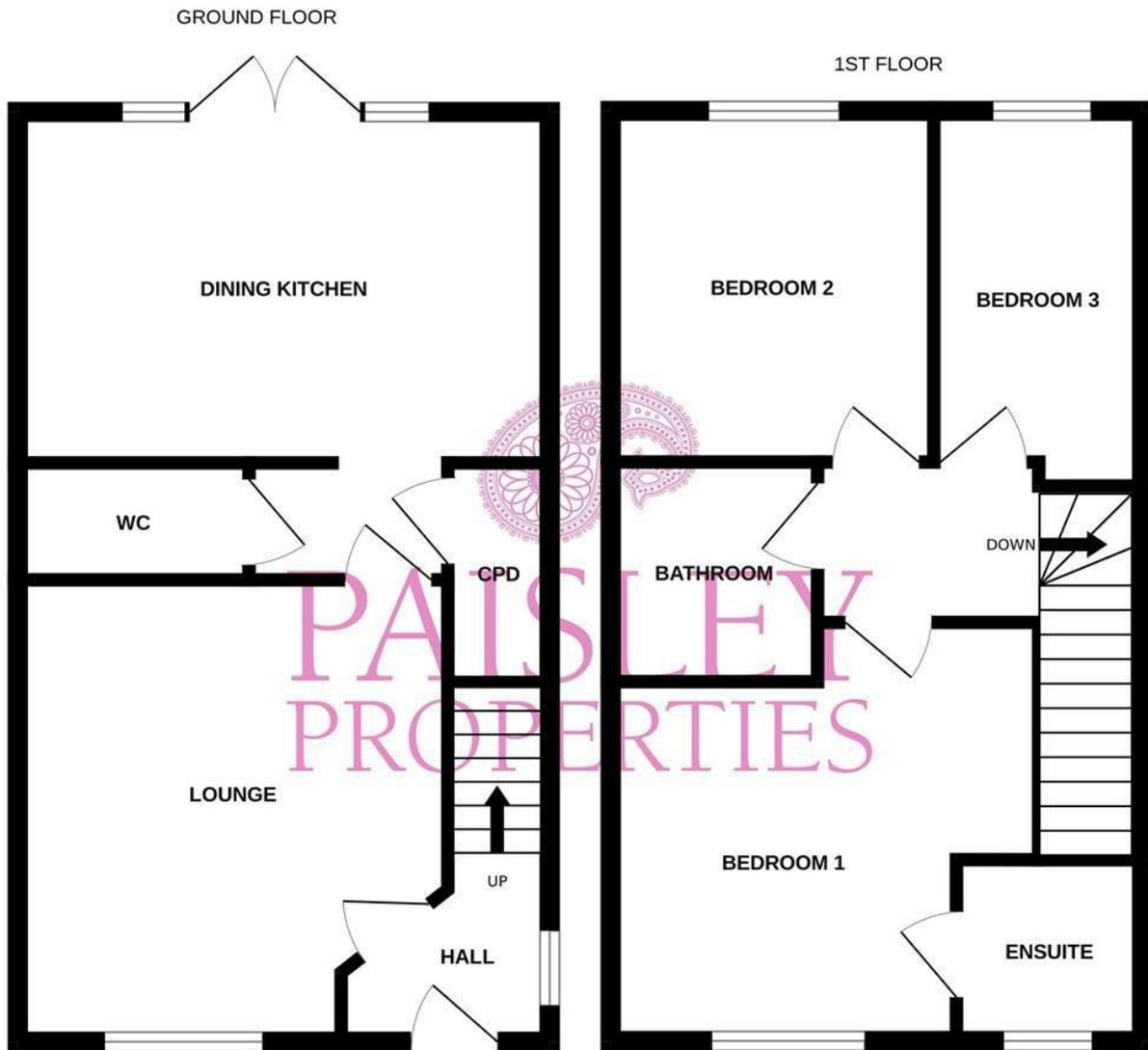
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

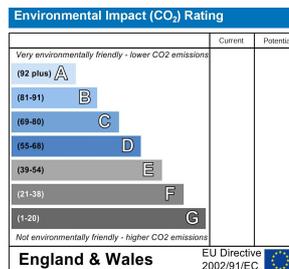
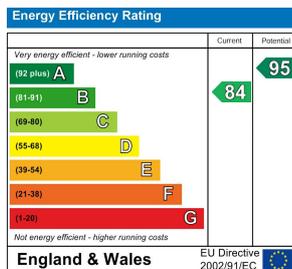
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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