

9 King Edwards Gardens,  
Barnsley S70 6AT

OFFERS IN THE REGION OF  
£150,000



THIS THREE BEDROOM MID TERRACE PROPERTY HAS A PERFECT MIX OF PERIOD FEATURES AND MODERN LIVING AND HAS BEEN TASTEFULLY DECORATED THROUGHOUT AND UPDATED BY THE CURRENT OWNER. IT IS JUST READY TO MOVE INTO AND WOULD CERTAINLY APPEAL TO FIRST TIME BUYERS! SITTING IN A TRAFFIC FREE POSITION WITH ROADSIDE PARKING NEARBY AND BENEFITTING FROM ENCLOSED GARDENS TO BOTH THE FRONT AND REAR THIS PROPERTY REALLY DOES NEED VIEWING TO BE FULLY APPRECIATED.  
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

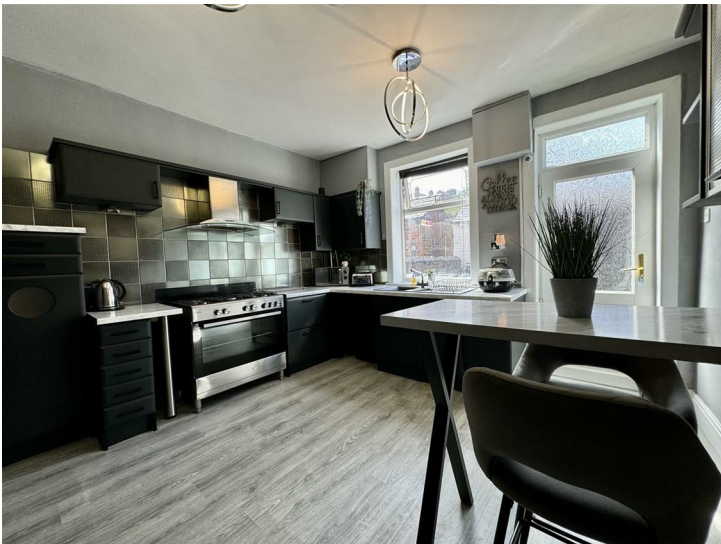
### **LOUNGE 12'4" x 12'2" max**

You enter the property through a white uPVC door with a decorative glazed panel into the lounge which is stylishly decorated and has a wonderful high ceiling with decorative coving and a decorative ceiling rose to the centre giving it some character. A gas fire in a marble surround creates a focal point to one wall and there is ample space for lounge furniture. There is grey carpet underfoot and recessed spotlights light the room beautifully. Light floods in from a front facing window overlooking the garden and a door leads to the stairs vestibule.



### **DINING KITCHEN 12'4" x 13'1" max**

Positioned to the rear of the property with a window looking out into the garden is this fabulous contemporary dining kitchen which is fitted with matt black base and wall units, grey wrapped marble effect laminate worktops, metallic tiled splashbacks and a black one and a half bowl sink with mixer tap over. Cooking facilities comprise of a gas range cooker and a stainless steel cooker hood over. There is space for an American Style Fridge Freezer and plumbing for a washing machine. There is room to accommodate a good sized dining table. Grey wood effect vinyl flooring runs underfoot. An exterior door leads out to the garden and internal doors lead to the cellar and the staircase lobby.



### **CELLAR**

Located off the kitchen accessed via a set of stone steps this handy generous cellar is great for storage.

### **FIRST FLOOR LANDING 5'8" x 8'0" max**

A carpeted staircase ascends to the first floor landing which is light and airy and beautifully presented. Doors lead to the two first floor bedrooms, house bathroom and staircase leading to the attic room.



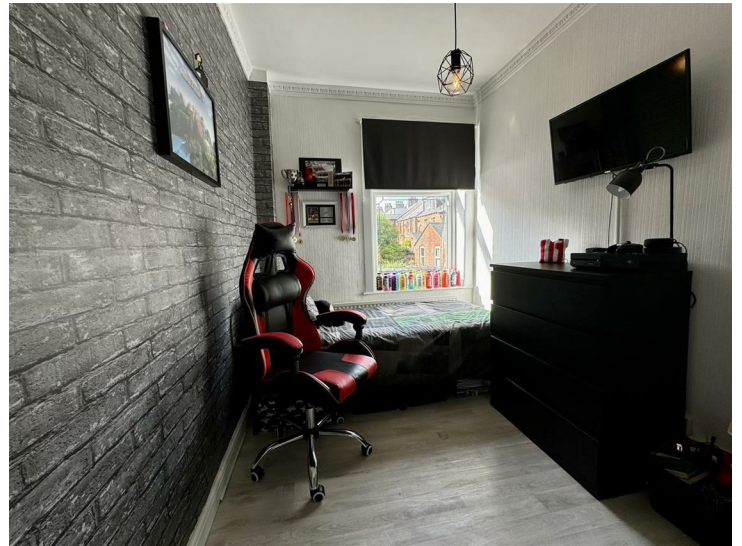
### **BEDROOM ONE 12'4" x 12'2" max**

Tastefully decorated with period features such as decorative coving and a ceiling rose adding character, this fabulous double bedroom is generous in size and enjoys views over the front garden from its window. It benefits from a generous built in cupboard to one corner which can be used as a wardrobe. There is ample space for further items of bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 7'3" x 10'0" max**

Located to the rear of the property with a window looking out over the rear garden, this second double bedroom has decorative coving and a ceiling rose adding character. Grey wood effect vinyl flooring runs underfoot and there is ample space for freestanding bedroom furniture. A door leads to the landing.



### **BATHROOM 4'9" x 10'3" max**

This modern bathroom is well presented and fitted with a three piece white suite comprising of a low level W.C., pedestal hand wash basin and a bath with an electric shower over. Grey tile effect vinyl flooring adorns the floor and the walls are tiled with white ceramic tiles with a decorative black mosaic border. An obscure window allows natural light to enter and a sliding door leads to the landing.



### **ATTIC BEDROOM THREE 11'2" x 13'2" max**

Flooded with natural light from a Velux window, this double bedroom is nestled in the eaves with sloping ceilings adding interest. There is an abundance of space for bedroom furniture and vinyl wood effect flooring runs underfoot.



### **EXTERIOR**

To the front of the property is a well established walled garden with a gate and a path leading to the front door. To the rear of the property is a low maintenance enclosed garden space which has room for garden furniture just perfect for al fresco dining. A brick built outhouse provides storage. A gate leads through to a lane behind which allows the property's refuse bins to be taken out for collection.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - FIBRE & GOOD SIGNAL

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NO

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

### **~ 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.

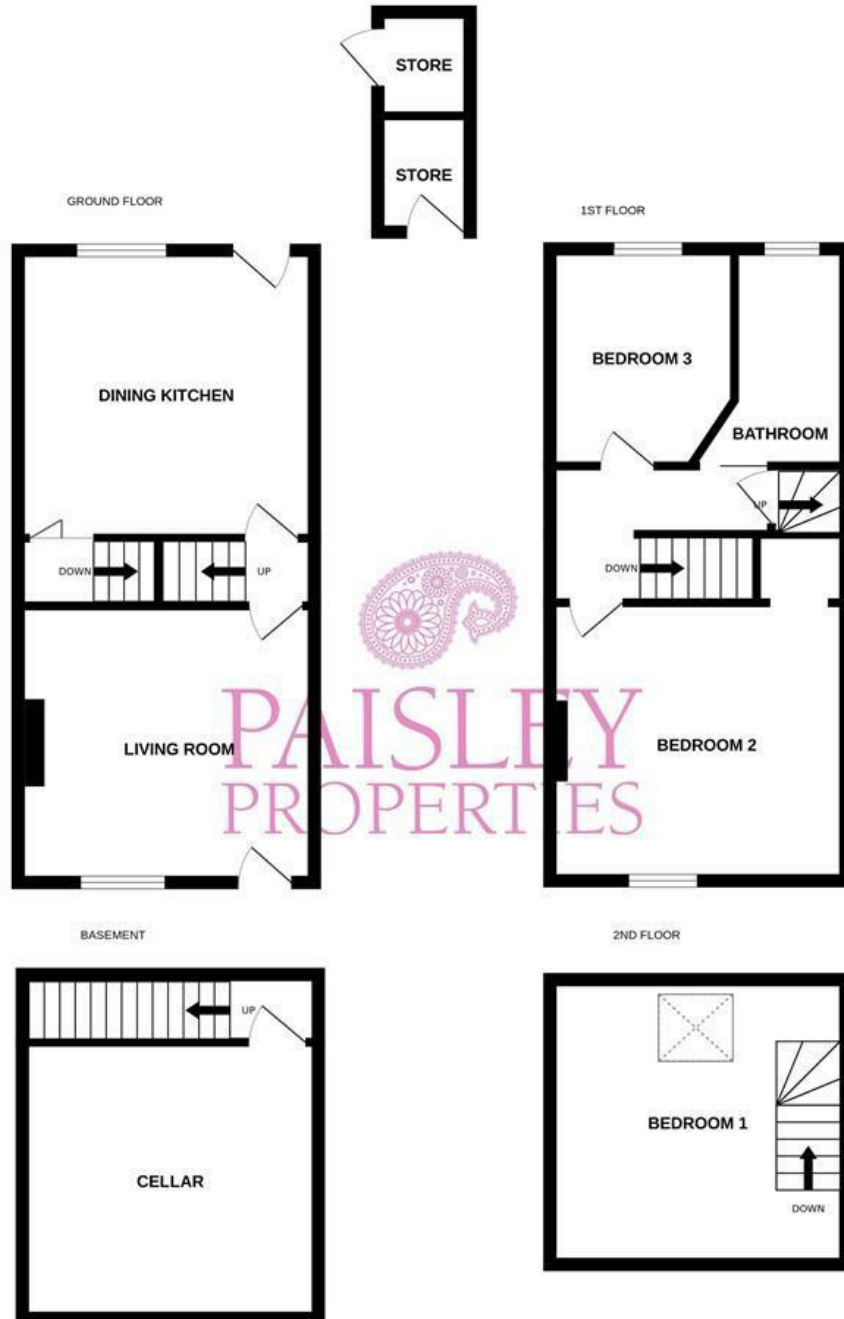
**~ Paisley Mortgages ~**

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.

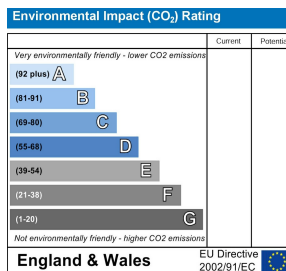
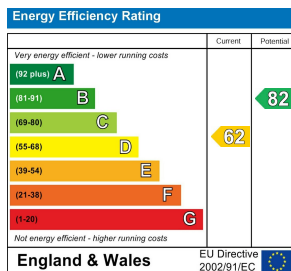
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ 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](mailto: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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