

60 Churchfield Lane,
Darton S75 5DJ

OFFERS AROUND
£170,000



****NO ONWARD CHAIN**** THIS TWO BEDROOM END TERRACE PROPERTY NEEDS AND LITTLE COSMETIC IMPROVEMENT HOWEVER IS READY TO MOVE INTO AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THERE IS A KITCHEN DINER, GENEROUS LOUNGE AND ON THE FIRST FLOOR, THE MAIN BATHROOM AND TWO DOUBLE BEDROOMS. EXTERNALLY THERE IS DRIVEWAY PARKING INCLUDING THE CAR PORT, EXCELLENT OUTSIDE SPACE PLUS THE OUTSIDE STORE, SHED GREENHOUSE AND WC.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

Summary

Nestled in the popular area of Darton, Barnsley, this charming two-bedroom end terrace home offers a blend of space, and convenience, perfect for couples, first time buyers or investors. Needing some cosmetic updating, this property has exceptional potential and will be a magnificent home for someone.

Upon arrival, you'll be greeted by a large private driveway with a carport, providing ample parking space for multiple vehicles. This feature ensures that parking will never be a concern.

The real gem of this property is the generously sized rear garden. Privately enclosed, this outdoor space is perfect for relaxation and entertainment. It features a grassy area for play or leisure, a patio ideal for outdoor dining, a greenhouse for gardening enthusiasts, and convenient outside storage with an additional toilet. This garden is designed to cater to a variety of needs and activities.

Inside, the home offers plenty of storage options, making it easy to keep everything organized and tidy. The ground floor features a spacious living room, perfect for relaxing or entertaining guests. There is a kitchen diner with ample counter space and storage, and includes a pantry for additional convenience. This kitchen is perfect for anyone who loves to cook and entertain with a door leading to the garden and potential to extend.

Upstairs, the property comprises two double bedrooms, each offering plenty of space for furniture and storage. These rooms are designed to provide a comfortable and restful environment. The well-appointed bathroom is conveniently located and features modern fixtures and fittings.

This delightful property combines ample outdoor space with practical interior features, making it an ideal home for those looking to move to Darton, Barnsley. The village centre with all its amenities is a short distance away and the property is well positioned for commuting having excellent road links to neighbouring towns with access to the railway station and the M1 motorway.

LOBBY 3'4" x 2'9"

You enter the property via the composite door to the front into the separate and useful area to remove coats and shoes, with carpet flooring, a double radiator, ceiling lighting and a staircase leading to the first floor. An internal door leads to the lounge.

LOUNGE 13'3" plus cupboard x 13'1"

Generous sized living room, situated at the front of the property with plenty of natural light being drawn in by the double glazed window. The ornamental fireplace with marble base provides a focal point to the room with shelving to one recess, there is carpet flooring, a double radiator and very good storage cupboard (1.38 x 0.86). Internal doors lead to the lobby and kitchen diner.



KITCHEN DINER 13'1" plus cupboard x 8'6"

Situated at the rear of the property with double glazed window giving views of the garden, this well proportioned room has a range of matching wall and base units, complimentary worktops with inset stainless steel sink and mixer tap, tiled splashbacks, plumbing for a washing machine and space for a fridge frleezer. Cooking comes in the form of a free standing gas cooker with gas hob, there is space of a dining table and chairs, vinyl flooring, a single radiator and double glazed uPVC door leading to the garden. There is also an extremely useful pantry (2.58 x 0.89) which houses the boiler, has a shelf and storage space.



LANDING

Stairs ascend from the lobby to the first floor landing with carpet flooring and a loft hatch with pull down, folding wooden ladder to access to sizeable loft space. This area (5.07 x 4.7 limited headroom) adds to the potential and is fully boarded.

BEDROOM ONE 16'5" max into recess, to rear of robes x 10'3"

Good size double bedroom having excellent storage in the form of a triple wardrobe with sliding mirror doors in addition to the recess space. Located at the front of the property with double glazed window bringing in plenty of natural light, there is carpet flooring, a double radiator and coving to the ceiling. An internal door leads to the landing.



BEDROOM TWO 11'5" x 7'2"

Second double bedroom, this time located at the back with views of the garden via the double glazed window. There is a carpet flooring, a single radiator, coving to the ceiling and space for freestanding bedroom furniture. An internal door leads to the landing.



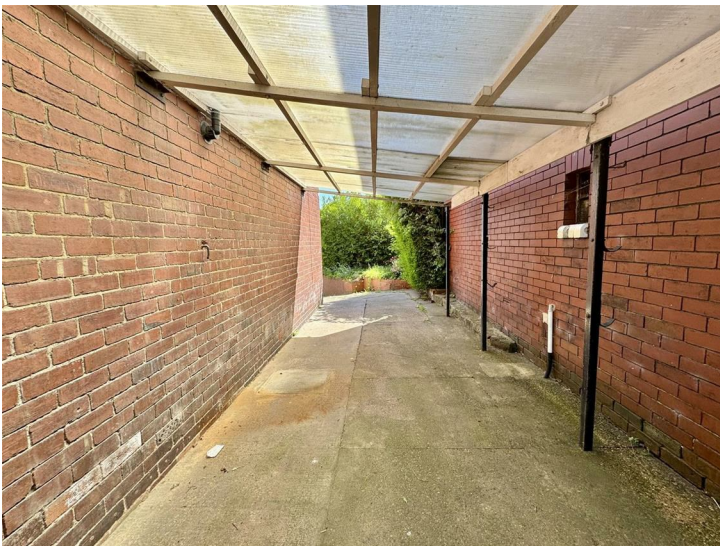
BATHROOM 8'3" x 7'0"

Having a three piece in white consisting of a panel bath with mixer tap, pedestal wash basin and twin flush low level WC. There is neutral tiling to splash areas, a single radiator, vinyl flooring and a double glazed window with obscure glass. An internal door leads to the landing.



EXTERNALLY

The impressive external space starts at the front with two raised garden areas split by the drive that leads to the car port. A gate to the side leads to the considerable rear garden, having patio, lawn, garden shed, greenhouse and two outhouses (1.76 x 1.22) , one featuring a working outside WC (1.4 x 1.04)



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Brick and block

PARKING:
Drive with car port

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
Please note we do not check the local planning applications so please do so yourself before proceeding

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains gas
Broadband - FTTP Up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

~ 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.

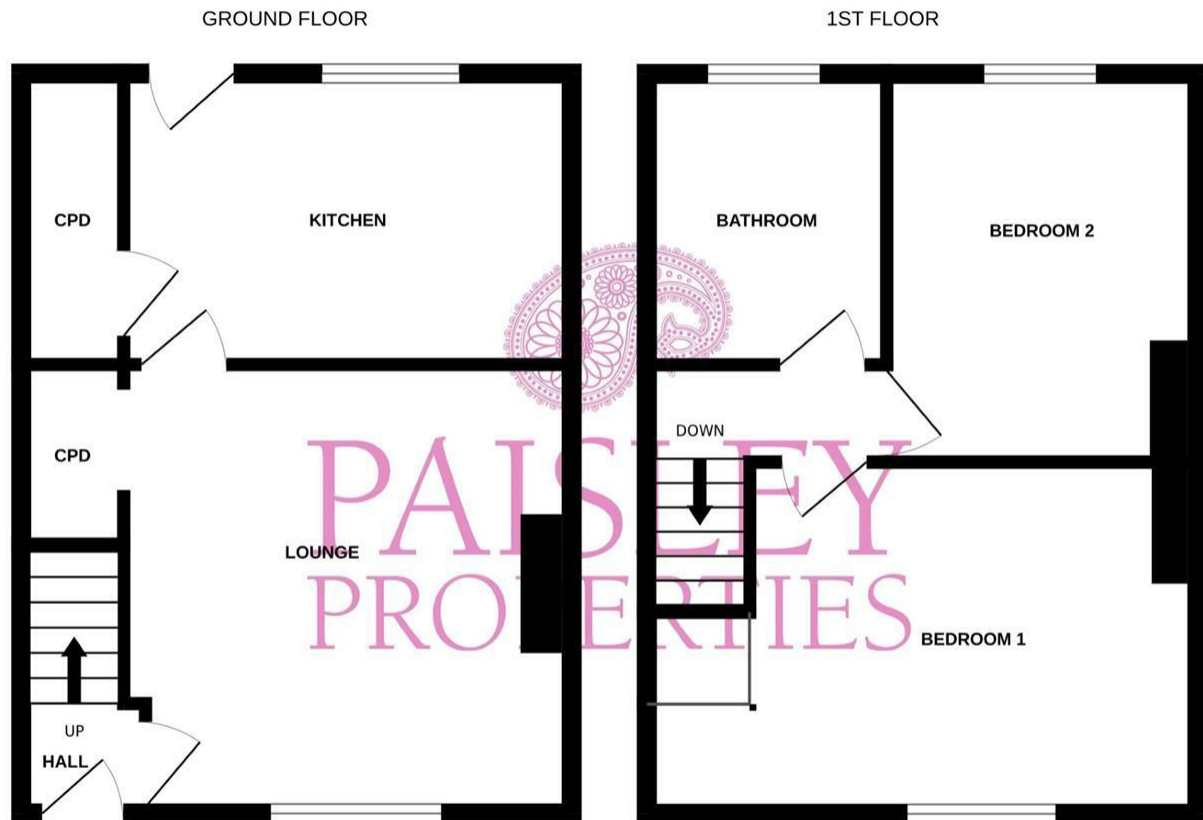
~ Paisley Surveyors ~

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.

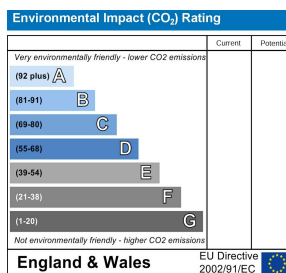
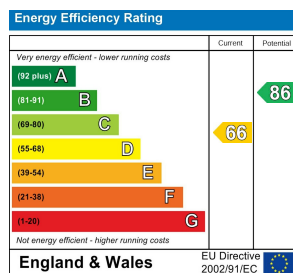
~ Paisley Mortgages ~

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. *



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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