



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Dark Lane, Barnsley, S70 6RE

£495,000

3 3 2

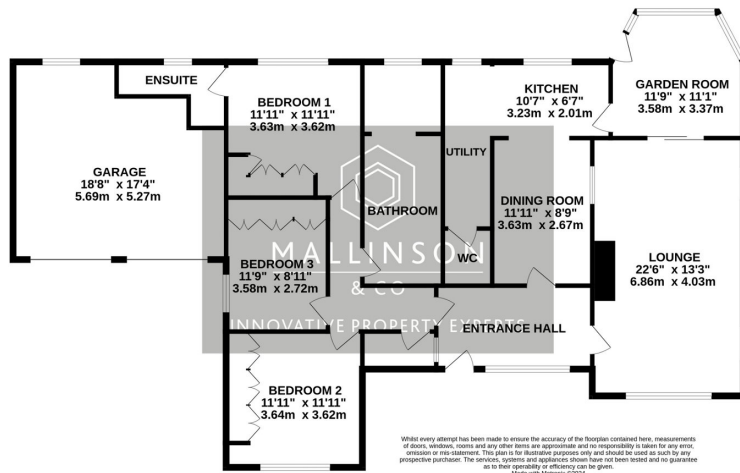


TAKE A LOOK AT THIS ... SET IN ONE OF BARNSLEY'S MOST SOUGHT AFTER LOCATIONS OF DARK LANE IS THIS INDIVIDUALLY DESIGNED AND CONSTRUCTED, THREE DOUBLE BEDROOM DETACHED BUNGALOW, SET WITHIN GROUNDS APPROACHING A QUARTER OF AN ACRE, OFFERING A WEALTH OF POTENTIAL, IDEALLY SUITED TO A COUPLE, FAMILY PURCHASER OR DOWNSIZER.

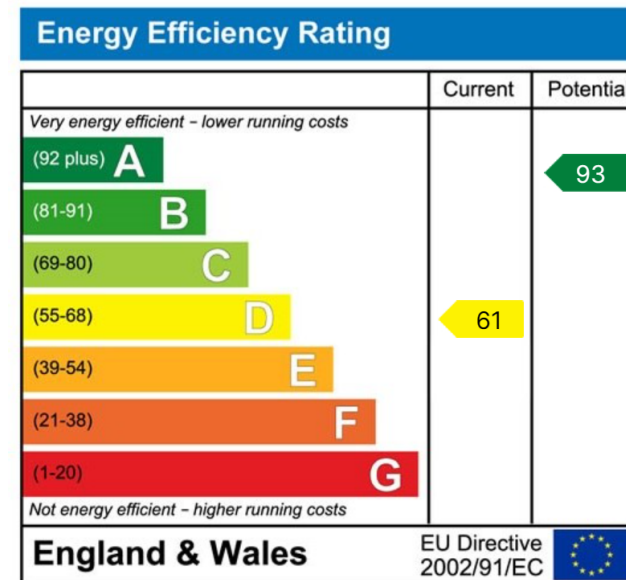
A split folding double glazed door opens into a reception hallway, having Tudor style panelling to the walls and gives access to the formal lounge, open plan dining room and inner hallway. The formal lounge measures the full depth of the property, featuring a large front facing double glazed window with a pleasant aspect providing light within. There are two port hole style windows, a focal point fireplace with an electric fire and a gas point and sliding French doors giving access into the orangery. The orangery has recently been upgraded and features an insulated lantern style roof, double glazed windows and doors giving access to the rear garden, tiled flooring and provides access back to the open plan kitchen and dining room. The open plan kitchen/dining room is presented to the rear elevation featuring oak wall and base units with cast fitments and a roll top worksurface incorporating a stainless steel sink unit with a mixer tap over and double glazed windows. There is an integrated double oven, four ring hob, extractor hood and a range of storage facilities. The kitchen gives open plan access through to a dining room and to a utility room. The utility room features plumbing for a dishwasher and washing machine, features a secondary work surface, space for a free standing fridge freezer and gives access to a separate W.C.. The W.C. features a push button W.C., slim line wash hand basin and tiling to the floor.

The inner hallway provides access to three generous double bedrooms, the stunning house bathroom and a walk in style cloakroom providing extensive storage for shoes and coats with shelving for further storage. Bedroom one is a front facing double room featuring a double glazed window and a range of fitted wardrobe furniture including a dressing table area and drawers. Bedroom two is presented to the side elevation and is currently used as a home office, having a side facing double glazed window and a





- DETACHED BUNGALOW
- INDIVIDUALLY DESIGNED & CONSTRUCTED
- 3 DOUBLE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- STUNNING 5 PIECE HOUSE BATHROOM
- EN SUITE TO MAIN BEDROOM
- LANDSCAPED GARDENS APPROACHING 1/4 ACRE
- DOUBLE GARAGE & OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO OPEN COUNTRYSIDE, AMENITIES, SCHOOLS & M1 MOTORWAY NETWORK



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT