



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Grove Street, Barnsley, S71 1EU

Offers Over £120,000

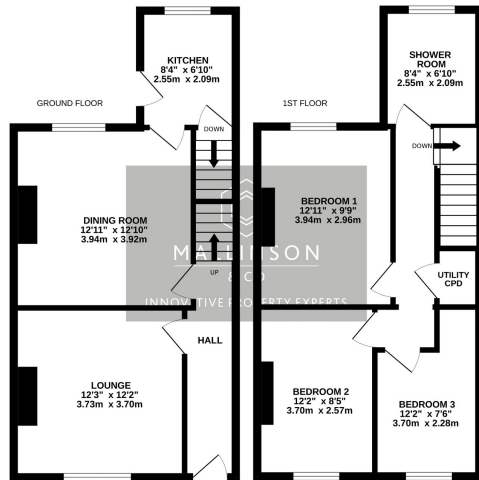
🛏️ 3 🚽 1 🛋️ 2



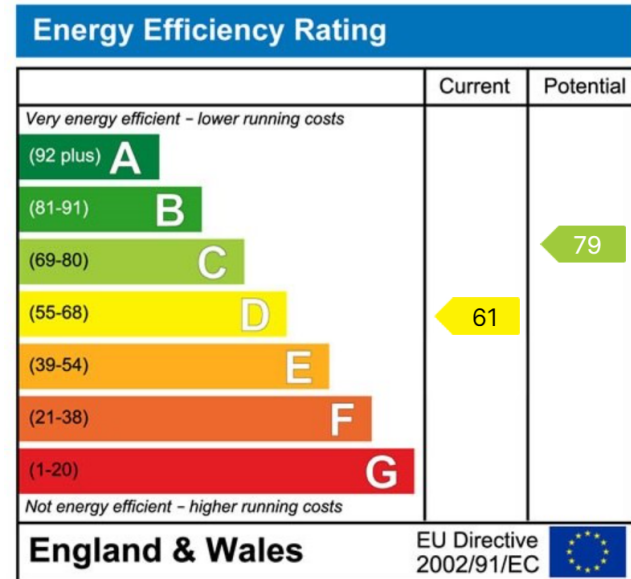
- MID TERRACE TOWNHOUSE • STONE FRONTED
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- IN NEED OF SOME MODERNISATION
- FURTHER DEVELOPMENT POTENTIAL
- ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO BARNSELY TOWN CENTRE
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- IDEALLY SUITED TO FIRST TIME BUYER, INVESTOR OR PROPERTY DEVELOPER



ATTENTION INVESTORS/DEVELOPERS ... LOCATED ON THE OUTSKIRTS OF BARNSELY TOWN CENTRE IS THIS DECEPTIVELY SPACIOUS, THREE BEDROOM, STONE FRONTED MID TERRACE TOWNHOUSE, IDEALLY SUITED TO THE FIRST TIME BUYER OR PROPERTY INVESTOR. THE PROPERTY IS IN NEED OF SOME MODERNISATION AND CURRENTLY FEATURES TWO RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN.



When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, floor and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any purpose other than purchase. The actual layout and dimensions may vary from those shown and no guarantee is given for the accuracy of the information provided here.



INNOVATIVE  
PROPERTY  
EXPERTS

**Mallinson & Co**

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

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