



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Samuel Road, Barnsley, S75 2PB

Offers Over £175,000

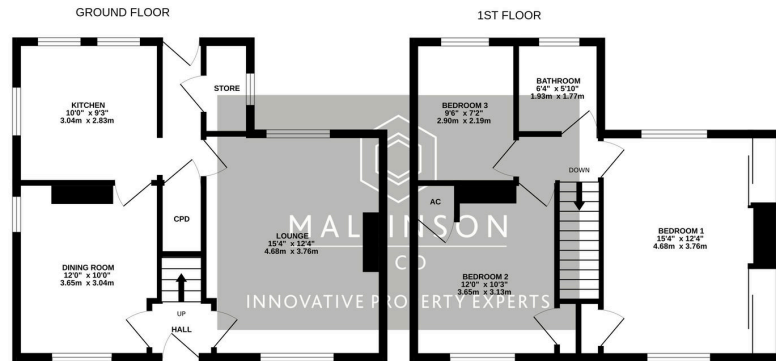
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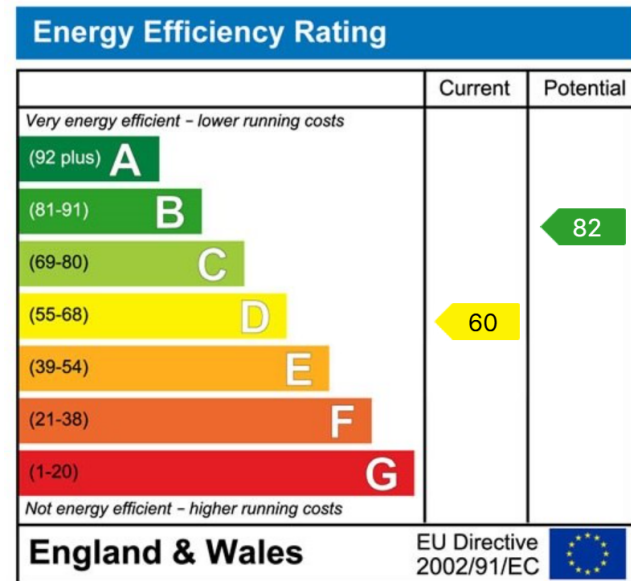
- SEMI DETACHED
- DUAL ASPECT LOUNGE
- KITCHEN
- SINGLE GARAGE FOR STORAGE PURPOSES & DRIVEWAY
- GARDENS TO FRONT & REAR
- 3 BEDROOMS
- DINING ROOM
- DOUBLE GLAZING & CENTRAL HEATING
- LARGE CORNER PLOT
- CLOSE TO LOCAL AMENITIES, SCHOOLS & M1 MOTORWAY NETWORK



WHAT AN OPPORTUNITY! ... SITUATED IN THE HIGHLY REGARDED AREA OF GAWBER IS THIS DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI DETACHED PROPERTY IN NEED OF A FULL REFURBISHMENT PROGRAMME. THE PROPERTY IS LOCATED WITHIN A LARGE CORNER PLOT WITH GARDENS TO THE FRONT AND REAR, A DETACHED GARAGE FOR STORAGE PURPOSES AND OFF ROAD PARKING. IDEALLY SUITED TO A FIRST TIME BUYER, FAMILY OR INVESTOR, OFFERING THE POSSIBILITY TO EXTEND SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS.



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.
Made with Metropex C2024



**INNOVATIVE
PROPERTY
EXPERTS**

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