



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Parish Road, Barnsley, S71 4GJ

Offers Over £249,950

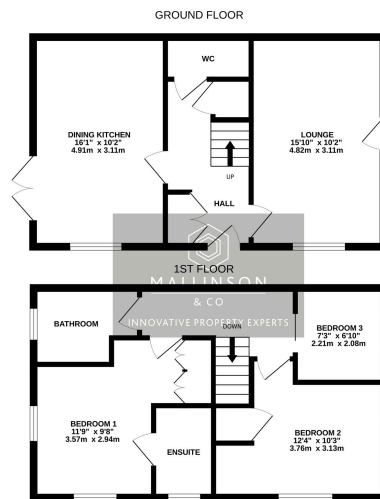
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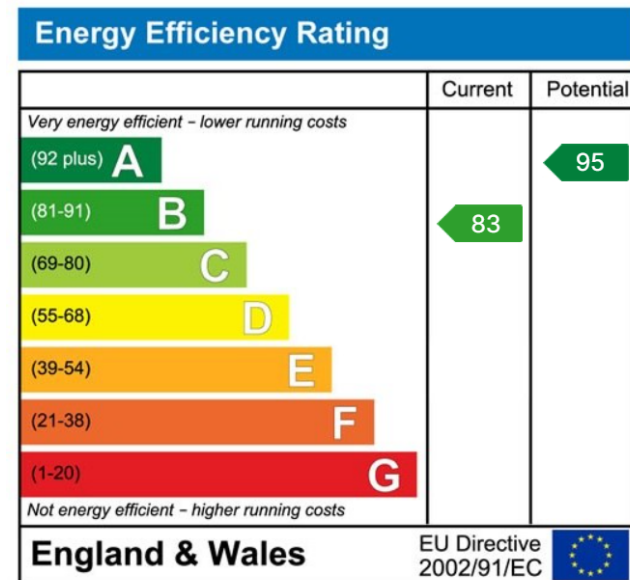
- DETACHED
- 3 BEDROOMS
- CONTEMPORARY OPEN PLAN DINING KITCHEN
- SOUTH FACING LOUNGE & COURTYARD
- EN SUITE TO BEDROOM 1
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN/ENTERTAINMENT AREA
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS
- EXISTING 10 YEAR NHBC WARRANTY



A SIMPLY EXCEPTIONAL ... IDEALLY SUITED TO A COUPLE, FAMILY OR THOSE LOOKING TO DOWNSIZE, IS THIS BEAUTIFULLY APPOINTED, THREE BEDROOM DETACHED HOME WHICH HAS BEEN UPDATED TO A HIGH STANDARD THROUGHOUT. BEING IN TURN KEY CONDITION AND STILL COVERED BY THE 10 YEAR NHBC BUILD WARRANTY, THE PROPERTY FEATURES AN OPEN PLAN DINING KITCHEN, EN SUITE TO BEDROOM ONE, LARGE DRIVEWAY AND STUNNING OUTDOOR ENTERTAINING AREAS. THE PROPERTY IS SITUATED ON THE HIGHLY REGARDED BARRATT DEVELOPMENT PROVIDING EASY ACCESS TO LOCAL SCHOOLING, AMENITIES AND TRANSPORT LINKS. AN EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



TOTAL FLOOR AREA : 878sq.ft. (81.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures 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 for guidance purposes only and should be used as a guide to any prospective purchaser. The purchaser agrees to accept the measurements shown on this plan and no guarantee as to their accuracy or efficiency can be given.
Drawn with Metaphor 12/02



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