



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## South Yorkshire Buildings, Silkstone Common, Barnsley, S75 4RJ

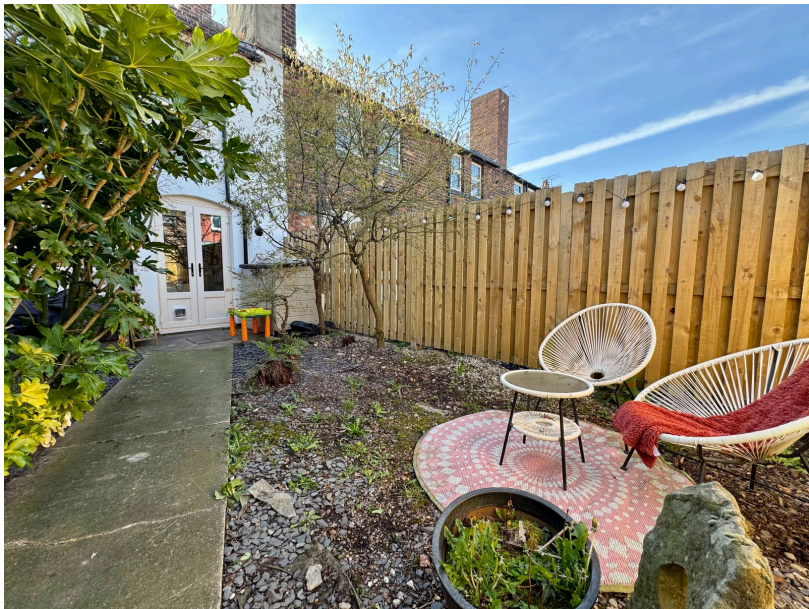
Offers Over £169,950

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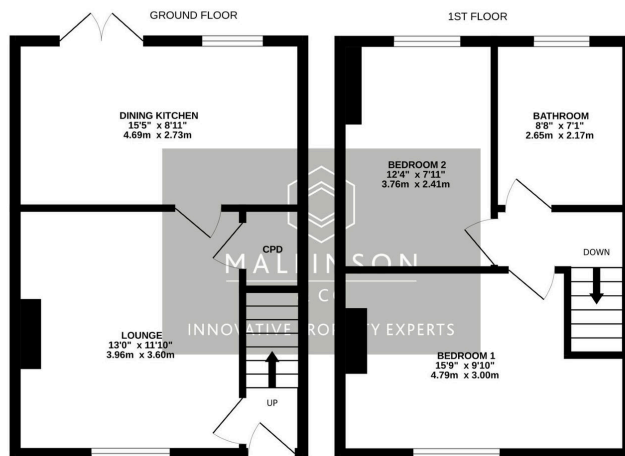
- TERRACE COTTAGE
- 2 BEDROOMS
- WEALTH OF CHARM & CHARACTER THROUGHOUT
- DINING KITCHEN
- GARDENS TO FRONT & REAR • OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR DOWNSIZER
- EARLY VIEWING RECOMMENDED



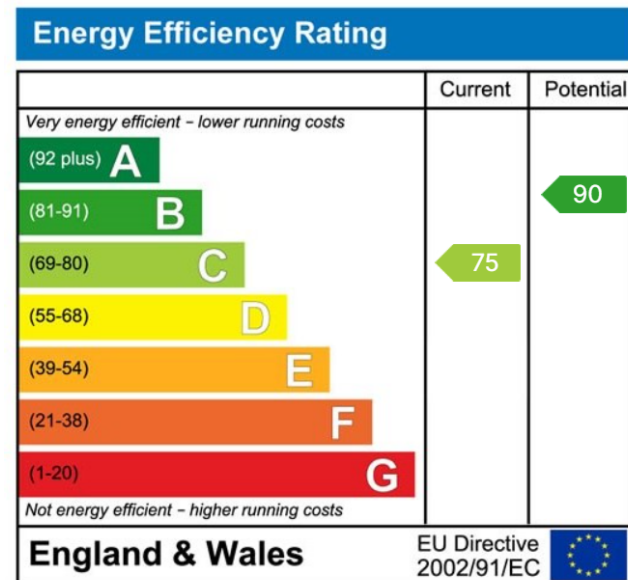




CHARACTER COTTAGE! ... NEW TO THE MARKET IS THIS BEAUTIFULLY PRESENTED TWO BEDROOM FORMER MINERS COTTAGE, SITUATED ON THE EDGE OF THE HIGHLY REGARDED VILLAGE OF SILKSTONE COMMON, WITHIN CLOSE PROXIMITY OF THE TRAIN STATION, LOCAL PRIMARY SCHOOL, AMENITIES, COUNTRYSIDE WALKS AND COMMUTER LINKS. THE PROPERTY IS WELL SUITED TO FIRST TIME BUYERS, INVESTORS AND DOWNSIZERS ALIKE. THE CURRENT VENDORS HAVE MAINTAINED THE PROPERTY TO A HIGH STANDARD, COMPLETING DAMP PROOFING WORKS AND INSTALLING NEW DOUBLE-GLAZED WINDOWS AND DOORS IN RECENT YEARS, YET RETAINING MANY PERIOD FEATURES THROUGHOUT. EXTERNALLY, THE PROPERTY BENEFITS FROM TWO PRIVATE GARDENS AND OFF-ROAD PARKING. EARLY VIEWINGS ARE ADVISED TO AVOID DISAPPOINTMENT.



TOTAL FLOOR AREA: 667sq.ft (62.0 sq.m.) approx.  
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 Metaplan C200.



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