



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## Birchin Bank, Elsecar, Barnsley, S74 8DP

Offers Over £315,000

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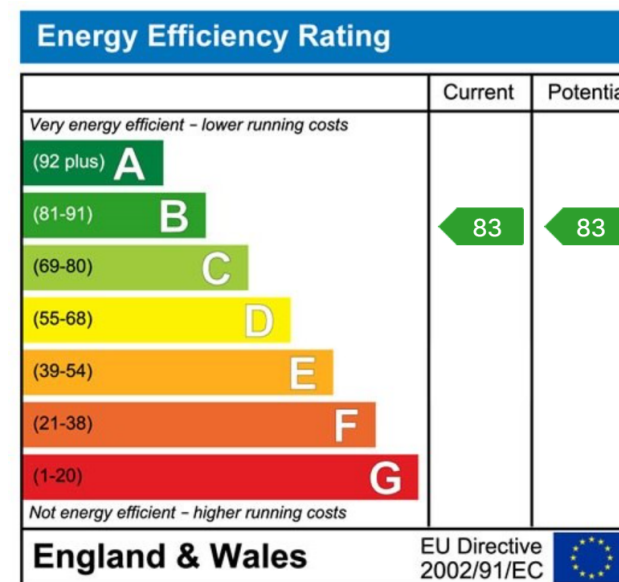
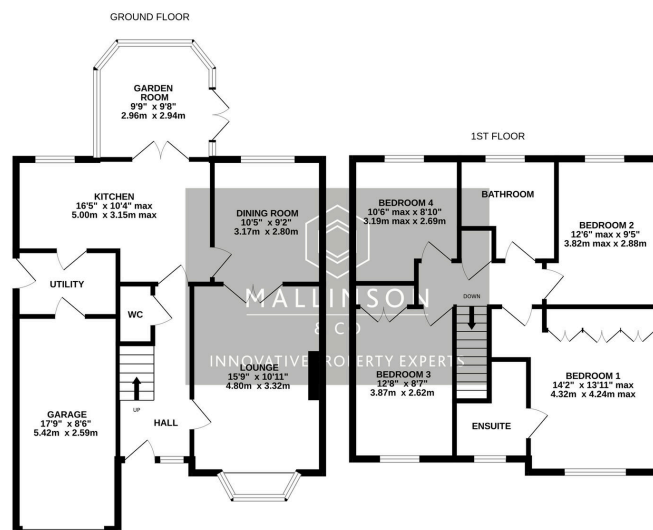
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- GARDEN ROOM EXTENSION
- DINING KITCHEN
- EN SUITE TO BEDROOM 1
- INTEGRAL GARAGE & DRIVEWAY
- PRIVATE LANDSCAPED REAR GARDEN
- EASY ACCESS TO DEARNE VALLEY PARKWAY & M1 MOTORWAY NETWORK
- CLOSE TO LOCAL AMENITIES AND SCHOOLING







TAKE A LOOK AT THIS ... BEAUTIFULLY APPOINTED FOUR DOUBLE BEDROOM DETACHED HOME, SET ON THE HIGHLY REGARDED BIRCHIN BANK DEVELOPMENT. POSITIONED IN AN ENVIABLE SPOT WITH A WOODLAND BACKDROP, THIS STUNNING PROPERTY BENEFITS FROM A GARDEN ROOM EXTENSION, LANDSCAPED REAR GARDENS, AND SPACIOUS, VERSATILE ACCOMMODATION IDEALLY SUITED FOR FAMILY LIVING. LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS, AND EXCELLENT COMMUTER LINKS VIA THE M1 MOTORWAY AND DEARNE VALLEY PARKWAY, THIS HOME OFFERS COMFORT, STYLE, AND CONVENIENCE IN EQUAL MEASURE.



INNOVATIVE  
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EXPERTS

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