



## 25 Preston Way, Monk Bretton, Barnsley, S71 2RU

Tucked away in Monk Bretton is this 3 bed semi detached property with no upper vendor chain. In need of light modernisation this property is perfect for first time buyers looking to add their own stamp to a property or an investor looking for a great find.

As you enter the property you are greeted by a spacious hallway, to the left is good sized lounge, the dining/kitchen is fitted with an expanse of units including integrated fridge/freezer. Through the first back door is a downstairs toilet and handy storage room.

Upstairs you will find 3 good sized bedrooms, master with fitted wardrobes, a bathroom with a separate toilet.

Outside there are generous gardens to the front and rear

Get in touch for more details now

- 3 Bed Semi Detached Home
- Modernisation Required
- Perfect for First Time Buyers or Investors
- Spacious Kitchen/Diner
- Master Bedroom with Fitted Wardrobes
- Bathroom / Separate Toilet
- Good Sized Gardens
- No Chain

**£140,000**



**Hallway**  
4'6" x 2'10"

Floor 0

Approximate total area<sup>(1)</sup>  
413.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	