



# 2 Chestnut Street

Grimethorpe, Barnsley, S72 7LQ

Price Guide £139,950











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#### **Entrance**

#### Kitchen

2.56 x 4.50 [8'4" x 14'9"]

#### Lounge

2.50 x 3.16 [8'2" x 10'4"]

#### **Bedroom one**

4.50 x 2.78 [14'9" x 9'1"]

#### **Bedroom two**

3.18 x 2.52 [10'5" x 8'3"]

#### **Bathroom**

1.98 x 1.87 [6'5" x 6'1"]

#### Garage

#### **Outside**

#### **Key features**

Spacious Living Areas – A generously sized lounge with ample natural light, creating a warm and inviting space for relaxation.

Modern Kitchen – A well-equipped fitted kitchen with plenty of storage, worktop space, and room for dining.

Two Well-Proportioned Bedrooms – Comfortable double bedrooms offering flexibility and storage solutions.

Stylish Family Bathroom – A contemporary bathroom suite featuring a bath with shower, sink, and WC.

Good-Sized South-Facing Garden – A large outdoor space, perfect for entertaining, gardening, or unwinding after a long day.

Block Paving Patio Area – Ideal for outdoor dining and relaxation.

Detached Garage - Providing secure off-street

parking and additional storage.

Prime Location – Close to local shops, well-regarded schools, and excellent transport links, making commuting and daily errands convenient.

#### **Book a viewing**

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

#### Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth Barnsley, S72 8UJ

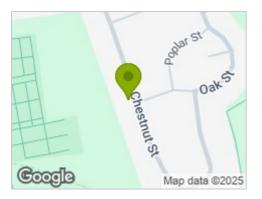








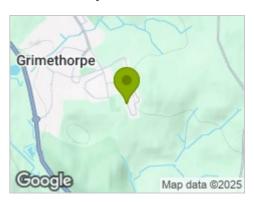
#### **Road Map**



### **Hybrid Map**



### **Terrain Map**



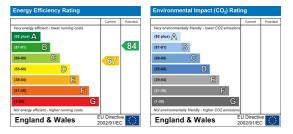
#### **Floor Plan**



### **Viewing**

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**



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