



## 51 Locksley Gardens

Birdwell, Barnsley, S70 5SU

£375,000



This fabulous family home is located on a popular estate, close to local amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Rotherham and Sheffield. Boasting generous dimensions, modern fixtures and fittings, tasteful décor, plenty of storage throughout and ample off road parking on a large driveway with integral garage. Briefly comprising entrance hall, downstairs WC, living room, dining room, breakfast kitchen, utility room, master bedroom with en suite, three further double bedrooms and family bathroom. Must be seen....book now to avoid disappointment!



## GROUND FLOOR

### ENTRANCE HALL

A roomy entrance hall, giving a great impression to any guest, comprising radiator, wooden flooring and stairs which rise to the first floor landing.

### LOUNGE

A light and airy living room, drenched in natural light through French style doors with side panel windows, a gas fire with hearth and surround gives a great focal point to the room, radiator and tv aerial point.

### BREAKFAST KITCHEN

A country style kitchen/diner offering an array of wall and base units providing plenty of storage space, contrasting work surfaces, built in sink and drainer with bronze mixer tap, built in double electric ovens, hob and integrated extractor fan, space and plumbing for dishwasher, radiator, uPVC window and door leading to the utility room.

### UTILITY

A useful addition, comprising base units, with contrasting work surfaces and sink unit, plumbing for washing machine, space for dryer, radiator, glazed uPVC door leading to the garden.

### DINING ROOM

A well presented and spacious family room with radiator and bay style double glazed front facing window.

### DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, cream sink and radiator.

### INTEGRAL GARAGE

Including electric vehicle charging point.

## FIRST FLOOR

### LANDING

With loft access and storage.

### MASTER BEDROOM

A spacious master bedroom boasting fitted wardrobes offering that extra storage space we all crave, comprising radiator, aerial point, large front facing uPVC window and door leading to the en suite bathroom.

### EN-SUITE

A generously sized en suite bathroom, part tiling and comprising shower cubicle, WC, sink unit, radiator and frosted uPVC window.

### BEDROOM TWO

A double bedroom, comprising built in wardrobes, neutral décor, radiator and rear facing uPVC window.

### BEDROOM THREE

A beautifully presented double bedroom, hosting built in fitted wardrobes, radiator, and rear facing uPVC window overlooking the garden.

### BEDROOM FOUR

A fourth double bedroom, comprising front facing uPVC window and radiator.

### FAMILY BATHROOM

The family bathroom provides a four piece suite comprising bath, shower cubicle, WC, pedestal wash hand basin, radiator and frosted uPVC window.

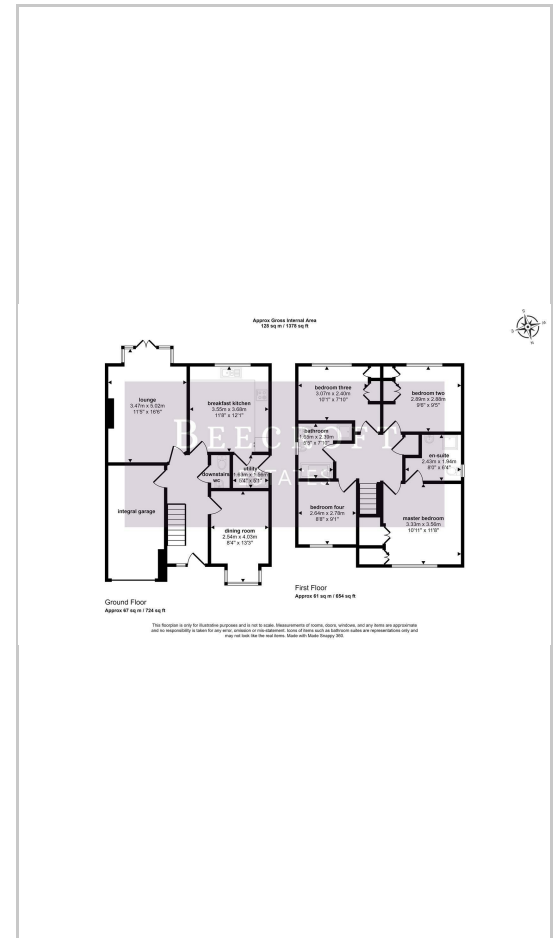
## OUTSIDE

There is driveway providing ample off road parking and in turn leads to the integral garage. To the rear of the property is a fully enclosed, well landscaped garden, boasting a sizeable seating area, with a further seating area at the bottom of the garden, the perfect place for entertaining in the summer months. Also a well maintained lawn, surrounded by established shrubs.

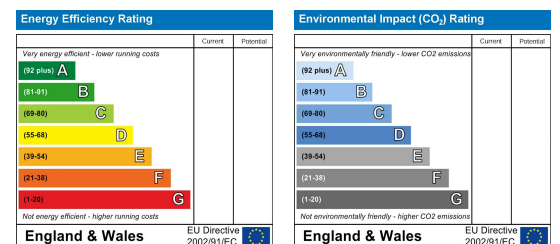
## Area Map



## Floor Plans



## Energy Efficiency Graph



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