



## 3 Melton Street

Brampton, Barnsley, S73 0XT

£140,000



Offered to the market with no vendor chain is this spacious three bedroom semi detached home. Situated within this ever popular location with local amenities on your doorstep, good sized garden to the rear, there is a conservatory, garage and driveway providing off road parking.

**CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !**



## GROUND FLOOR

### ENTRANCE HALL

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

### LOUNGE/DINING

Having front facing double glazed window, radiator, fire and the dining area has sliding door that leads to the conservatory.

### KITCHEN

Providing a range of wall and base units, worktop surface that incorporates the sink unit, handy pantry and rear facing double glazed window.

### CONSERVATORY

Overlooking the rear garden.

## FIRST FLOOR

### BEDROOM ONE

With a front facing upvc window and radiator.

### BEDROOM TWO

With a upvc window and radiator.

### BEDROOM THREE

With a upvc window and radiator.

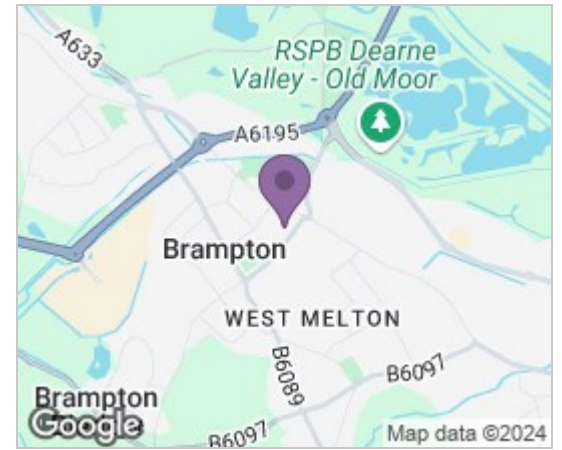
### BATHROOM

A four piece suite.

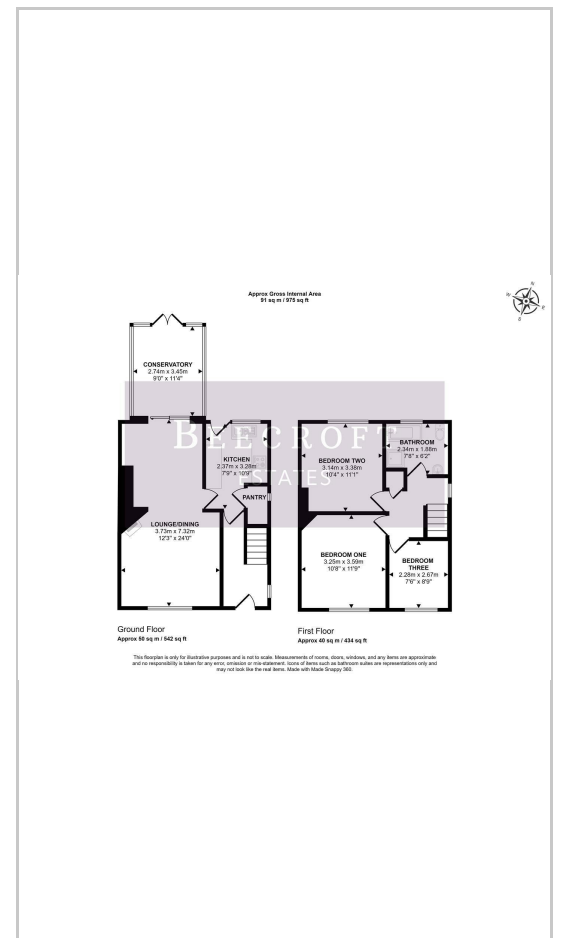
### OUTSIDE

A front and rear garden, driveway and garage.

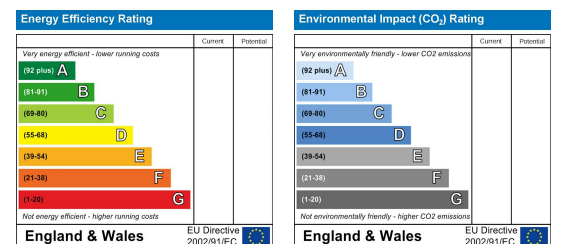
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftstates.co.uk](mailto:info@beecroftstates.co.uk) [www.beecroftstates.co.uk](http://www.beecroftstates.co.uk)