



BEECROFT  
ESTATES

## 7 Gilder Way

Shafton, Barnsley, S72 8WP

£155,000



FIRST TIME BUYER'S DREAM!!! FANTASTIC MODERN FAMILY HOME!!!

Move straight into this modern two double bedroom semi detached property situated on this highly sought after development in Shafton. Being well served by nearby amenities, park, schools there is also ease of access to the Dearne Valley Parkway and just a short drive to Barnsley, Sheffield, Rotherham & motorway links making it ideal for commuting. Being priced to sell, it must be viewed to fully appreciate the accommodation on offer, its ready to be snapped up. Viewing highly recommended!!!

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING!!!



## ENTRANCE HALL

The entrance hall has stairs which rise to the first floor level, gives access to the cloakroom, the kitchen, the lounge diner and has a central heating radiator.

## KITCHEN

Presented to the front aspect of the home featuring a range of modern wall and base units, with a complimentary wooden work surface, which in turn incorporates a one and a half bowl sink and drainer unit with a mixer tap over. A complement of appliances include a fan assisted oven, a four ring induction hob with a concealed extraction unit over, an integrated dishwasher, washing machine and a fridge freezer. The room has partial tiling to the walls, a double glazed window and a central heating radiator. The central heating boiler is housed in the kitchen.

## LOUNGE/DINER

A well proportioned lounge, having French doors with full height side windows which open directly onto the rear garden, a useful under stairs storage cupboard and a central heating radiator. The focal point of the room is a modern feature fireplace with a marble inset and hearth, which is home to a Living Flame gas fire.

## CLOAKROOM

Featuring a two piece suite finished in white, comprising a low flush W.C and a wash hand basin set to a vanity unit. The room has partial tiling to the walls, a front facing obscure double glazed window and a central heating radiator.

## MASTER BEDROOM

A well proportioned rear facing double bedroom, benefitting from fitted wardrobes to the expanse of one wall. There is a double glazed window with a pleasant outlook over the rear garden and a central heating radiator.

## BEDROOM TWO

A front facing well proportioned double bedroom, having two double glazed windows inviting in good levels of natural light, a useful over stairs storage cupboard and a central heating radiator.

## BATHROOM

Featuring a modern three piece suite finished in white, comprising a low flush W.C, a wash hand basin set to a vanity unit and a bath with a shower over and a fixed glass screen. The room has partial tiling to the walls, full tiling to the floor, spot lights to the ceiling, an extraction unit, a side facing obscure double glazed window and a towel radiator.

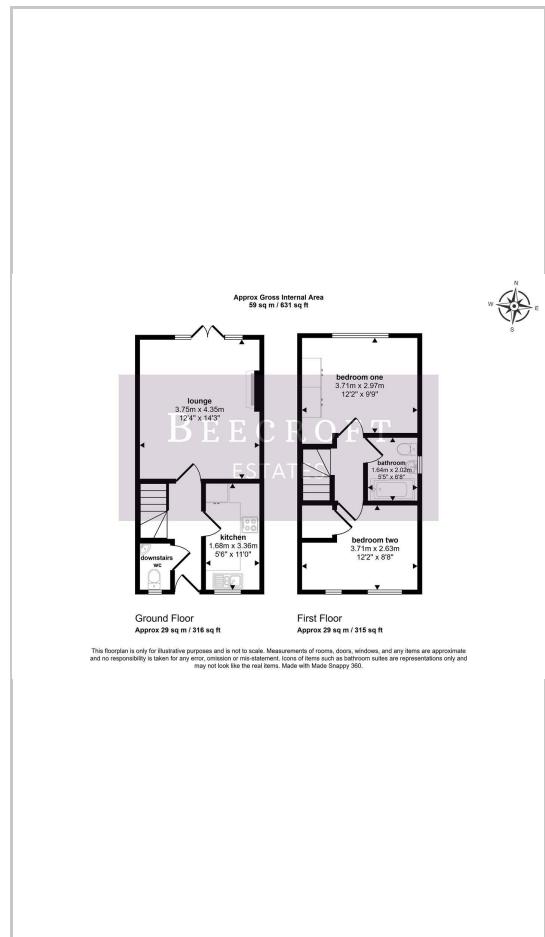
## OUTSIDE

To the front of the property a Tarmac driveway provides off road parking for two vehicles. A paved walkway leads to the front of the property with an area laid to lawn and a low maintenance area with bark. To the rear of the property is an enclosed garden, having a patio area to the immediate rear aspect and a lawned area, with a garden shed, all within fenced and walled boundaries. The front of the property can be accessed to the side aspect via a gate.

## Area Map

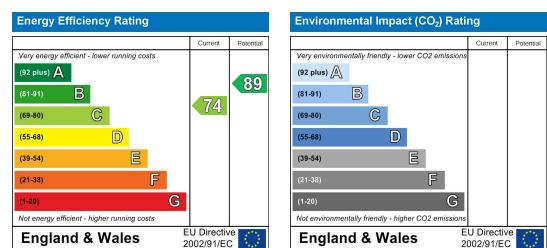


## Floor Plans



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or for the statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Please see the floor plan for details.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.