



New Road, Staincross, Barnsley, S75 6GP

Four Bedroom Semi-Detached Property | Ample Off Road Parking | Integrated Garage
Well Maintained Front and Rear Gardens

Beautiful Views | PVCu Double Glazing | Gas Central Heating
Close To Local Amenities and Transport Links

Offers Over: £275,000

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HERE TO GET *you* THERE

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Hunters are delighted to present to the market this modern four bedroom semi-detached property located in Staincross, Barnsley. Briefly comprising a lounge, open plan kitchen and dining room, four bedrooms and a house bathroom. The property provides additional benefits of a ground floor WC, a en-suite bathroom, PVCu double glazing and gas central heating. Further to this there are well maintained gardens to the front and rear elevation, ample off road parking, integral garage, a rear Astro turf garden, sunken hot tub, beautiful views and benefits being close to local amenities, schools and transport links.

ENTRANCE HALL

Entering the property via a composite door into the hallway with laminate flooring, stairs rising to the first floor, an under the stairs storage cupboard, wall mounted radiator and access to rooms on the ground floor.

LOUNGE

3.10m (10' 2") x 2.90m (9' 6")

The lounge offers laminate flooring, TV point, a wall mounted radiator and a front facing PVCu double glazed bay window.



KITCHEN

5.0m (16' 5") x 3.3m (10' 10")

The kitchen is fitted with a range of high gloss wall and base units including an integral electric oven, a six ring gas hob with extractor fan over, microwave, dishwasher, plumbing for a washing machine and an inset stainless steel sink and drainer with mixer tap over. Also with laminate flooring, partially tiled walls, LED spot lighting to the ceiling and two elevated PVCu double glazed windows.



DINING ROOM

3.30m (10' 10") x 2.79m (9' 2")

With open plan access from the lounge and kitchen the dining room has laminate flooring, a wall mounted radiator and PVCu double glazed patio doors leading to the rear elevation.



WC

The ground floor WC offers a low flush WC, vanity hand wash basin, wall mounted radiator and extractor fan.

GARAGE

3.1m (10' 2") x 2.9m (9' 6")

Leading from the kitchen and including an electric up-over door, light power and cold water tap and combination boiler.

LANDING

The landing provides a fully fitted carpet and access to all rooms on the first floor.

MASTER BEDROOM

5.4m (17' 9") x 2.9m (9' 6")

The master bedroom benefits a fully fitted carpet, LED spot lighting to the ceiling, wall mounted radiator, a front elevated PVCu double glazed window and access to the en-suite bathroom.



ENSUITE BATHROOM

1.60m (5' 3") x 1.19m (3' 11")

Leading from the master bedroom the en-suite bathroom comprises a low flush WC, a vanity wash hand basin and a step in corner shower cubicle. Also with LED spot lighting to the ceiling, a wall mounted towel radiator and an elevated PVCu double glazed window.



BEDROOM TWO

3.3m (10' 10") x 2.8m (9' 2")

The second double bedroom has a fully fitted carpet, beneficial fitted wardrobes, a wall mounted radiator and an elevated PVCu double glazed window.



BEDROOM THREE

3.81m (12' 6") x 2.79m (9' 2")

The third double bedroom provides a fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.



BEDROOM FOUR

2.21m (7' 3") x 2.11m (6' 11")

The fourth bedroom offers a fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.



BATHROOM

3.4m (11' 2") x 1.2m (3' 11")

The house bathroom features a four piece suite including a low flush WC, pedestal wash hand basin, a panel bath and a step in shower. Also with tiled walls and flooring, a wall mounted radiator, LED spot lighting to the ceiling and an elevated PVCu double glazed window.



EXTERNALLY

To the front of the property offers a block paved driveway with parking for multiple vehicles and access to the garage. The rear features a large astro turf enclosed garden, a decked seated area with a sunken hot tub and a summer house.



OPENING HOURS

Monday - Saturday: 8am until Late
Sunday: Happy to arrange by appointment.

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 1-3 Church Street, Barnsley, S70 2AB
01226 447 155
barnsley@hunters.com

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