



Abersoch Hickleton Road, Barnburgh, Doncaster, DN5 7EL

Asking Price £425,000

An internal viewing is thoroughly recommended to appreciate the unique internal specification of this property & the stunning open countryside views. Hosting a superb open living space this beautifully appointed property enjoys lounge panoramic views across the countryside. The continued open living space steps up into a fully integrated kitchen/diner, appointed to a high specification & recently re-fitted, with centre island & breakfast bar & French doors to the garden. With double garage and stunning gardens an early viewing is a must!

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Barnburgh

Barnburgh is a village and civil parish in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village is adjacent to the village of Harlington. There was a coal mine situated half a mile west of the village called Barnburgh Main Colliery, which operated between 1911 and 1989.

Entrance Hallway

With entrance door giving access to the stunning reception room.

Lounge 16'8" x 15'8" (5.1 x 4.8)



Stunning picture window with open views and the focal point of the room being the decorative fireplace with log burner inset.

Stunning Dining Kitchen 21'7" x 17'0" (6.6 x 5.2m)



The standout feature of this home is the modern kitchen, which has been finished with grey laminate wood flooring and is equipped with comprehensive amenities. It hosts a large stone-topped island, perfect for counter space and dining areas.

Principal Bedroom 12'1" x 10'2" (3.7 x 3.1m)



With rear facing upvc window and access to the en suite.

En Suite 9'6" x 4'3" (2.9 x 1.3)



Stunning suite with thermostatic shower.

Bedroom Two 11'9" x 8'10" (3.6 x 2.7)

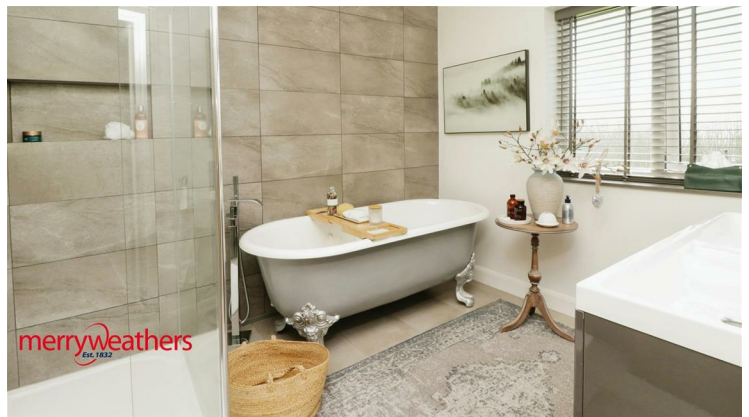


Front facing aspect.

Bedroom Three 11'9" x 7'10" (3.6 x 2.4)

Front facing aspect

Bathroom 9'6" x 7'10" (2.9 x 2.4)



Freestanding bath, separate shower cubicle and his and hers wash hand basins.

Separate WC 5'6" x 4'11" (1.7 x 1.5)



Low flush WC and wash hand basin.

Garage 15'8" x 15'1" (4.8 x 4.6)

Detached garage with vehicle access.

External

To the front is an extensive driveway providing ample parking space, leading to a large garage and outbuildings at the rear. The split-level decked area provides an ideal space for outdoor space, located in the semi rural village of Barnburgh.

Material Information

Council Tax Band - E

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

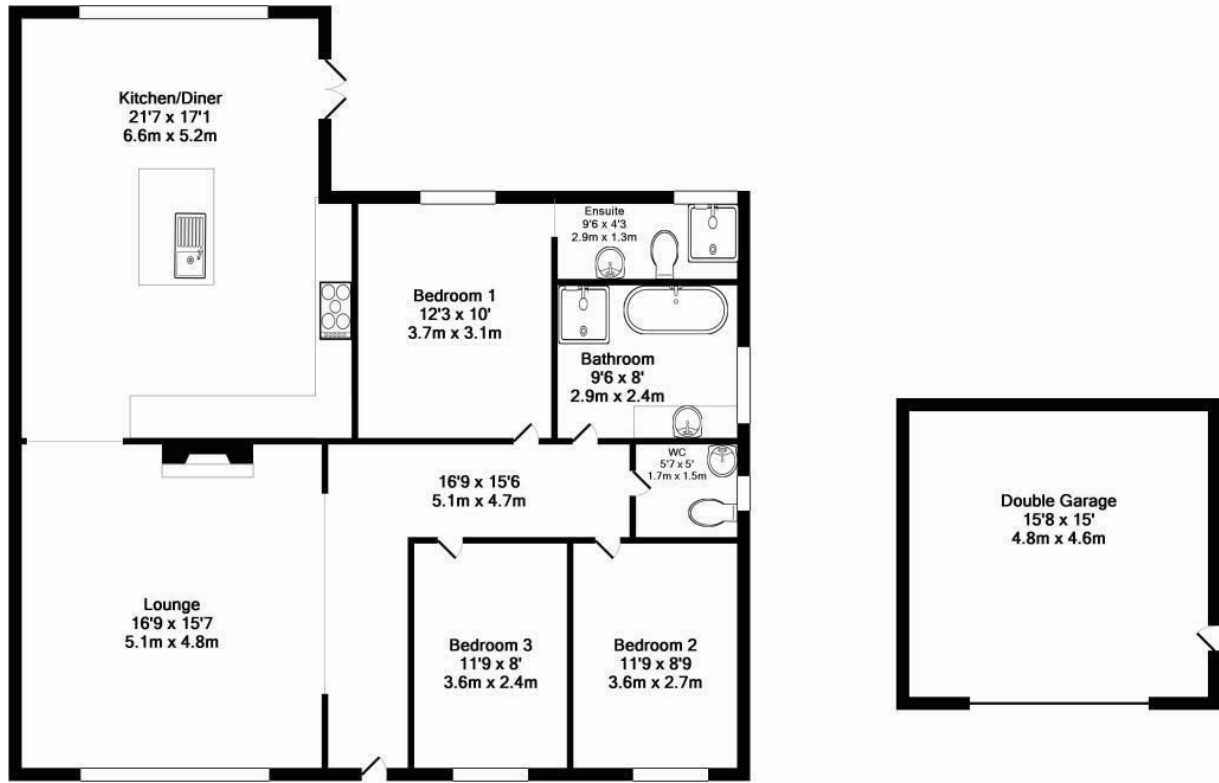
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

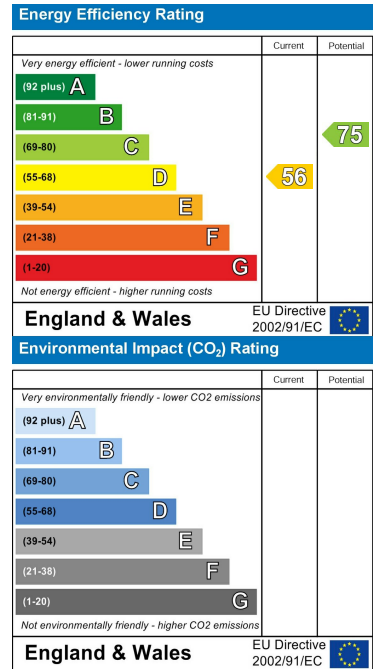
Floor Plan



Area Map



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.

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