

FOR SALE

13 Pindar Street, Barnsley



HOUSE STYLE
End Terraced House

RECEPTION ROOMS
2

BEDROOMS
3

EPC RATING
D

NO VENDOR CHAIN

**IT'S LIKE BUYING TWO HOUSES FOR THE PRICE OF ONE!!
SUBSTANTIALLY EXTENDED - ALMOST DOUBLED IN SIZE - NO CHAIN -
OFF STREET PARKING**

This superb end terraced property has been substantially extended to create a spacious family sized home which further benefits from off street parking. Within a short walk of the town centre, the property offers well presented accommodation and is well served by local amenities and link roads. Having gas heating and uPVC double glazing, the accommodation on offer briefly comprises: lounge, basement cellar, dining room, kitchen, shower room first floor landing and 3 bedrooms.

REDUCED FOR QUICK SALE

£79,950

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Property Details



GROUND FLOOR

LOUNGE 13' 4" x 13' 2" (4.06m x 4.01m) A front facing principal reception room which has a uPVC double glazed window and door, radiator, coving to the ceiling, dado rail and focal point electric fireplace with attractive hearth, inset and surround.



KITCHEN 10' 7" x 10' 3" (3.23m x 3.12m) Providing an expanse of roll edge worktop surfaces in turn incorporating a sink unit with taps over. There are base and wall mounted units complemented by part tiling whilst integrated appliances comprise of oven with 5 ring hob and there is also space for other appliances. The room also has a uPVC double glazed window and there is access to the rear garden.





SHOWER ROOM Providing a 3 piece white suite which comprises of a low flush WC, pedestal wash hand basin and a shower cubicle. There is complementary tiling, 2 uPVC double glazed windows with obscure glass, chrome ladder effect radiator and a storage cupboard.



DINING ROOM 8' 0" x 10' 2" (2.44m x 3.1m) Being rear facing and having a uPVC double glazed sliding door, radiator, coving to the ceiling and dado rail.



FIRST FLOOR

BEDROOM ONE 11' 0" x 17' 3" (3.35m x 5.26m) A very well proportioned master bedroom which has been created as a result of an extension and it is twin aspect having 2 uPVC double glazed windows, a radiator, coving to the ceiling and also has a dado rail.



BEDROOM TWO 9' 2" x 13' 4" (2.79m x 4.06m) A front facing bedroom which has a uPVC double glazed window, radiator, coving to the ceiling and dado rail.



BEDROOM THREE 9' 11" x 8' 1" (3.02m x 2.46m) Having a uPVC double glazed window, radiator and storage cupboard.



and after the traffic lights take an immediate left onto Pindar Street where the property will be found on the right hand side.

SB/JC

OUTSIDE The front of the property abuts the pavement whilst to the rear is a patio, a shed and then there is a further concrete area which provides off street parking with access via wrought iron gates.

SERVICES All mains are laid to the property.

HEATING The property has gas heating installed.

DOUBLE GLAZING The property has uPVC double glazing.

DIRECTIONS Leave Barnsley along Doncaster Road and proceed down the hill for approximately one mile



For More information please contact our office on 01226 288 920, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk

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