

266 Sheffield Road, Birdwell, Barnsley, Yorkshire, S70 5TF

**Offers In The Region Of £190,000**

The one with the perfect property...

We could not wait to get this one up onto the market as it is absolutely stunning!!! The internal condition has been done to such a high and modern specification, you can move straight in. With quality workmanship and lots of amazing features throughout, we are sure that you will love it as much as we do.

The property has a lounge, dining room and modern open kitchen plus the utility room to the ground floor. With three bedrooms to the first floor, one of which is a stunning dressing room and the amazing bathroom to the first floor. There is a further large bedroom to the second floor and a perfectly landscaped garden to the rear with double off road parking.

This one will be very popular so arrange your viewing now!



## LOUNGE



Entering through the front composite door into the lounge which is modern and inviting as is the rest of the property. To the exposed brick chimney breast sits a multi fuel burner with wooden beam across the top and as stone hearth below. The internal doors are solid wood here and throughout the property.

## DINING ROOM



Another stunning area with modern industrial light fittings to the walls and ceiling. The main wall has gorgeous wooden paneling and to the chimney breast is an open feature tiled area.

## KITCHEN



The kitchen and dining areas are open to each other with the kitchen being to the back of the property. The wall and base units are white high gloss with down and plinth lighting. The granite work surfaces complement the room perfectly and have matching granite splash backs. Spot lights to the kitchen area offer plenty of bright lighting and there are light coloured tiles to the floor. The fridge freezer, dishwasher, oven, hob and extractor hood are integrated.

## UTILITY ROOM



A useful addition beside the kitchen and having additional worksurface and cupboard area. The uPVC door leads into the room and then a composite door into the kitchen.



## BEDROOM ONE



The second floor attic converted bedroom which is a large room with ample space for the bedroom and storage. The skirtings, architraves and window boards are MFC.

## BEDROOM TWO



A double bedroom to the first floor with the low maintenance MFC again. The decor is modern and done to a high standard as with the rest of the property.

## BEDROOM THREE



Another great sized room to the end of the hallway and rear of the property. With cool grey and white colours.

## DRESSING ROOM / BEDROOM 4



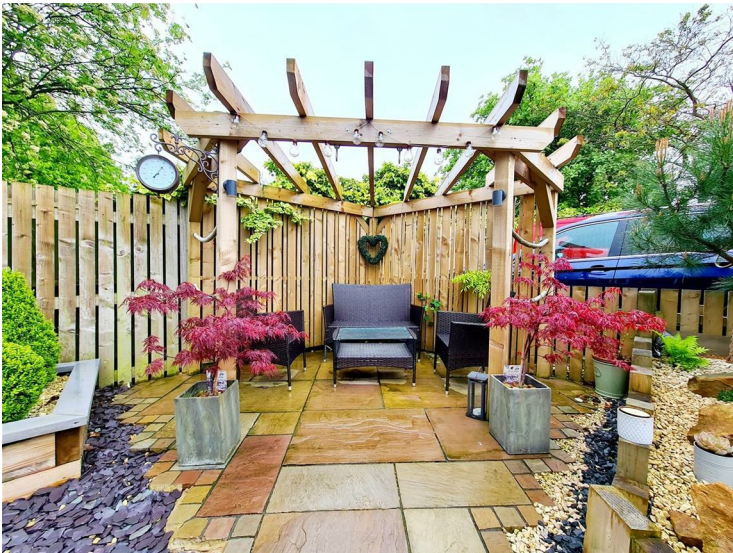
Currently the dressing room with Hollywood style light up mirror. A lovely range of cupboards and wardrobes take up a large part of the room but this could be converted back to a good sized bedroom.

## BATHROOM



A fantastic suite with gorgeous grey tiles. The sink and wash basin are built into the walnut style unit and the bath has a tiled panel with inset mirror above. There is also a separate walk in thermostatic bar shower with glass cubicle.

## OUTSIDE



A well done buffer garden is found to the front of the property which has a stone wall and a gate.

To the rear is a fabulous landscaped garden area with a double off road parking area to the rear which is accessed from a nearby side street.



# Floor Plan

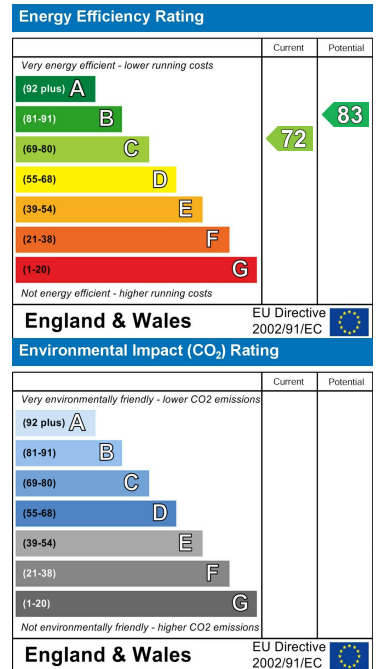


TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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