



177 Burton Road, Barnsley, Yorkshire, S71 2HE

Offers Over £300,000

Your eyes are not deceiving you, this is an amazing five bedroom detached bungalow in Monk Bretton at an unbelievable price!

You do not want to miss this amazing opportunity to acquire a superb family or forever home. This is a bungalow with a loft conversion and a stunning plot too with fabulous gardens and a large driveway with an electric gate. Act fast and arrange your viewing now before it goes.

This property briefly comprises of the garage, an entrance porch and hallway, large open plan lounge / dining room, kitchen, conservatory, three ground floor bedrooms, one en suite, the downstairs bathroom two further bedrooms to the loft conversion as well as an upstairs bathroom.

Located in the much sought after area of Monk Bretton, this is just a walk away from the Town Centre but also in a lovely elevated position which provides amazing views. The M1 is within easy reach and the area is great for Wakefield commuting.

Do not delay, book your viewing today.

FRONT PORCH / HALLWAY



Entering into the front porch, a perfect space for those desiring a separate area for removing shoes and coats. A further door leads into the main hallway which has a storage cupboard and access to the ground floor bedrooms, bathroom and the lounge. There is a fully operational alarm system and the decor and carpets are light and in excellent condition.

LOUNGE / DINING ROOM



An amazingly spacious open plan living area which has the lounge area to the front and a dining area to the rear which has the open staircase and access to the conservatory. Again the decor is light and there is a decorative fireplace to the lounge area which has a marble surround and hearth.

KITCHEN



Having plenty of storage provided by the ample wall and base units which have integrated appliances also. These include the Stoves oven, hob and extractor and the fridge, freezer and more recent dishwasher. The large window lets in lots of light and the Blanco composite sink is sat right in front, giving a lovely garden outlook.

CONSERVATORY / SUN ROOM



A useful additional living area which has access to the rear garden through the double doors.

GARAGE

With an up and over door and housing the recently fitted boiler which is under guarantee. This is a great size for a car or storage.

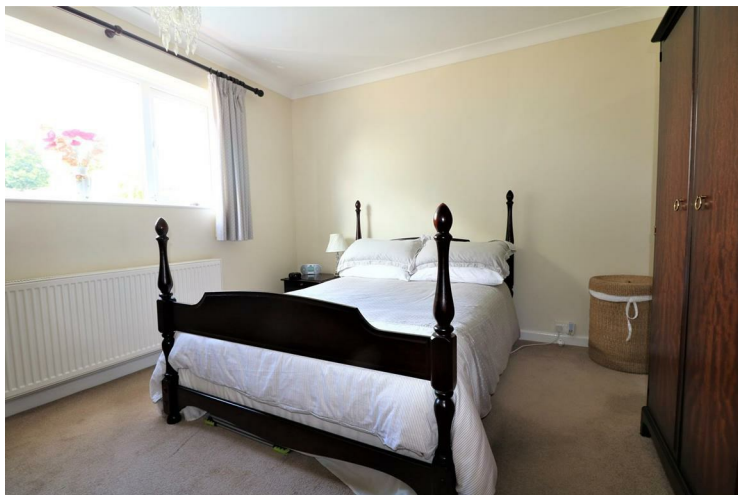
BEDROOM ONE & EN SUITE



To the ground floor and the original master bedroom with an en suite. This is a great sized room to the rear of the property with light decor.

The en suite is modern with a shower, sink with grey vanity unit below and a corner toilet.

BEDROOM TWO



Another ground floor double bedroom to the front with light decor and plenty of space for wardrobes etc.

BEDROOM THREE



A versatile bedroom which currently doubles as a den /

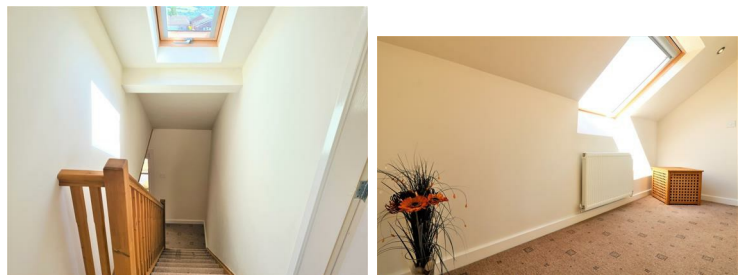
TV room. Overlooking the rear garden, this is another light and immaculately kept room.

DOWNSTAIRS BATHROOM



The main bathroom is light with a white suite comprising of the traditional style toilet, sink and bath which does have a shower over.

STAIRS AND LANDING



The open stair case is located from the dining area and leads up to the loft conversion which has numerous Fakro windows allowing plenty of light.

BEDROOM FOUR



This is one of our favourite rooms within this property as it is so spacious with windows to either side and a fitted wardrobe / dressing area.

BEDROOM FIVE



The rear garden is beautifully kept with a mature lawn and Yorkshire stone paved patio area. The plants and shrubs have been lovingly nurtured and add plenty of colour to the space.

Another double bedroom with a window to the side aspect and having light decor and carpets.

UPSTAIRS BATHROOM



A modern suite having a toilet, sink and cubicle shower with glass screen.

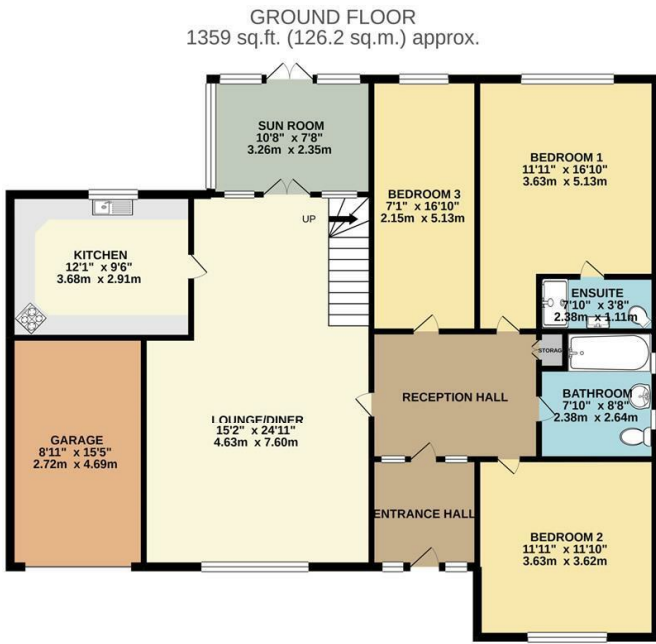
OUTSIDE



To the front of the property is a really great sized front driveway with a gorgeous landscaped garden area beside it. The front gate is electronic and has had a new motor recently fitted. The driveway is brick paved and provides parking for at least four vehicles if not more.

There is side access with a gate beside the garage leading to the rear garden.

Floor Plan



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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