



20 Minster Way, Barnsley, S71 2HZ

**Price Guide £179,995**

Early viewing is essential to avoid missing out on the opportunity to acquire this well presented two bedroom bungalow, situated on a quiet cul de sac with far reaching views to the rear. The property benefits from being set well back from the road with a large front garden, which has been well maintained, driveway to the side providing ample off road parking for numerous vehicles and leads to a detached single garage.

The rest of the accommodation comprises of a well presented living room and two bedrooms. Ideal for someone downsizing or a first time buyer. Gas centrally heated and double glazed all round, ready to move straight in.

Call MERRYWEATHERS today to arrange your viewing today on 01226 730850

### **Kitchen 8'0" x 11'3" (2.45 x 3.44)**



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and additional front facing UPVC allowing plenty of natural light.

### **Lounge 10'5" x 14'7" (3.20 x 4.47)**



With a front Facing UPVC window decorative coving to the ceiling, central heating radiator and the focal point of the room being the electric fire with surround.

### **Bedroom One 10'6" x 10'7" (3.21 x 3.23)**



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is decorated neutrally with carpet to the floor.

### **Bedroom Two 7'5" x 8'1" (2.28 x 2.48)**



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is decorated neutrally with carpet to the floor.

### **Bathroom 5'10" x 4'11" (1.80 x 1.51)**



With a three piece suite comprising of a bath with shower above, vanity unit with WC and hand wash basin. With central heating radiator and opaque double glazed window.

### **Front Elevation**



To the front of the property is a laid to lawn garden with driveway which provides off road parking for multiple vehicles which in turn leads to the detached garage.

## Rear Elevation



To the rear of the property is a flagged low maintenance garden surrounded by a brick wall.

## Material Information

The Property Is Freehold

The Property Is Under Barnsley Council

Council Tax Band B

EPC Rating C

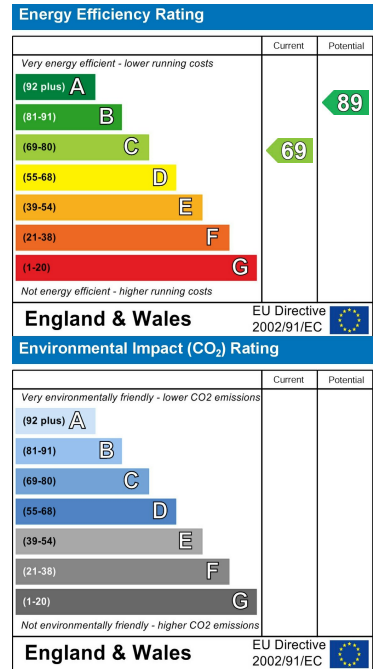
# Floor Plan



# Area Map



# Energy Efficiency Graph



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**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

