

20 Chilcombe Place, Birdwell, Barnsley, S70 5SX

Asking Price £375,000

OFFERED FOR SALE in this cul de sac location of Birdwell, is this contemporary modern four bedroom ideal family home within close proximity to the M1 motorway network - perfect for a commuter. The property comprises of an entrance hall, open plan kitchen, conservatory, dining room, downstairs w.c, and a converted garage. To the first floor are four good sized bedrooms, en suite to the principle bedroom and bathroom. Call now to secure your viewing on this exquisite home.

Entrance Hall



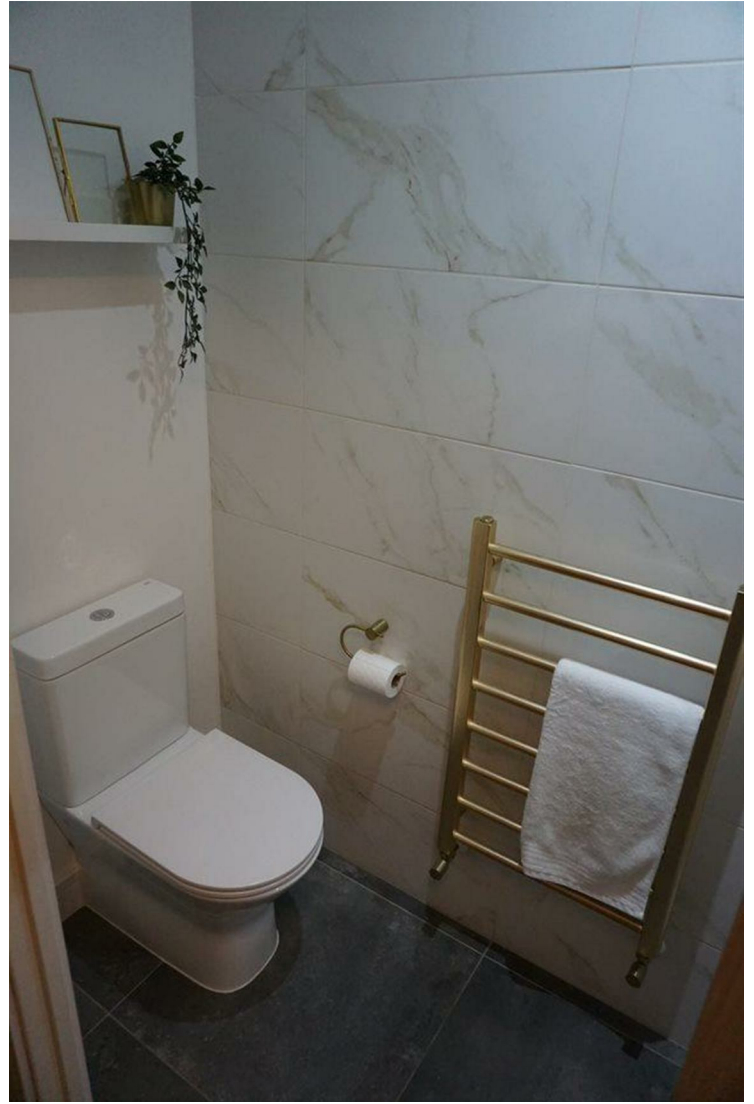
Property is accessed via a double glazed door, tiled flooring and a radiator. Stairs to first floor landing.

Dining Room 16'3" x 8'6" (4.97 x 2.60)



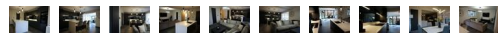
Having a double glazed bay window, two radiators and laminate flooring.

Downstairs w.c



Having a low flush w.c, hand wash basin,, heated towel rail and tiled flooring.

Open Plan Kitchen 23'9" x 14'4" (7.25 x 4.38)



Having a range of wall and base units with a 1.5 sink unit, ceramic hob, oven, microwave, fridge freezer, dishwasher, tiled flooring, a radiator and a double glazed window.

Conservatory 12'7" x 12'6" (3.86 x 3.83)



Having bi folding doors, a radiator and tiled flooring.

Converted Garage 16'1" x 8'4" (4.91 x 2.56)

First Floor Landing

Providing loft access.

Bedroom One 15'5" x 11'9" (4.70 x 3.6)



Having a double glazed window, a radiator and fitted wardrobes.

En Suite Shower Room



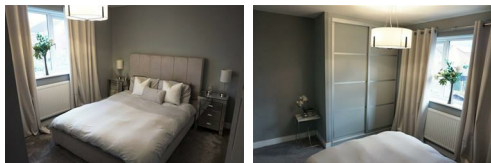
Having a shower cubicle, hand wash basin with vanity underneath, low flush w.c, heated towel rail, tiled flooring and a double glazed window.

Bedroom Two 11'9" x 9'6" (3.60 x 2.9)



Having a double glazed window, a radiator and a fitted wardrobe.

Bedroom Three 11'9" x 9'6" (3.60 x 2.90)



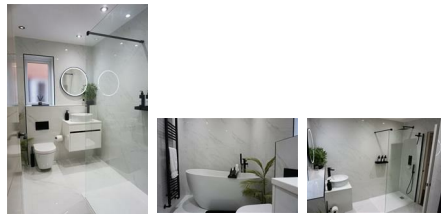
Having a double glazed window and a radiator.

Bedroom Four 9'2" x 8'2" (2.8 x 2.5)



Having a double glazed window, a radiator and fitted wardrobes.

Bathroom



Having a shower cubicle, free standing bath, low flush w.c, hand wash basin, tiled flooring, heated towel rail and spotlights to ceiling.

Outside

To the front of the property is a driveway for vehicles.
To the rear of the property is a garden area., mainly laid to lawn.

Material Information

Council Tax Band D

Tenure Freehold

Property Type detached House

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

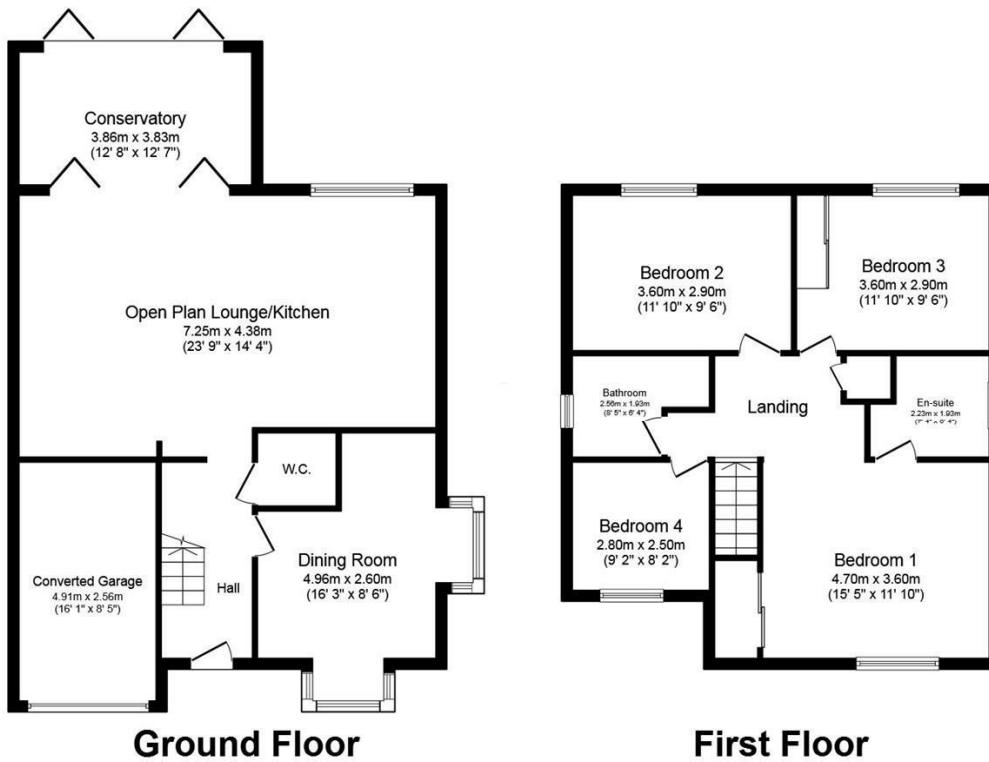
Coal mining area South Yorkshire is a mining area

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 convincing solicitor.

Floor Plan



Ground Floor

First Floor

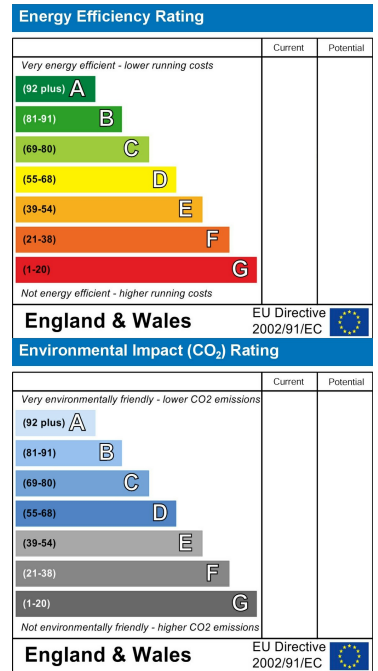
Total floor area 147.8 m² (1,591 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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