



7 Sheepcote Walk, Barnsley, S70 3FE

Offers Over £170,000

MERRYWEATHERS are pleased to offer to the market this beautiful THREE bedroom semi detached property on this popular cul-de-sac just outside Barnsley town centre.

This Fantastic HOME provides beautifully presented accommodation throughout which would suit the First time buyer or younger family. It enjoys gas central heating and there is parking to the front, an enclosed rear garden and it is also only a short walk away from the Trans Pennine Trail. The property briefly comprises of Entrance Hall, Cloaks/WC, Lounge, Dining Kitchen with integrated appliances, three bedrooms and bathroom.

CALL MERRYWEATHERS TODAY to arrange your viewing on 01226 730850.

Entrance Porch 3'3" x 5'2" (1.01 x 1.58)

With a front facing UPVC door, central heating radiator and door accessing the WC.

WC 2'9" x 5'8" (0.86 x 1.74)



With a front facing UPVC window and two piece suite comprising of a low flush WC, hand wash basin and central heating radiator.

Lounge 14'11" x 17'9" (4.57 x 5.42)



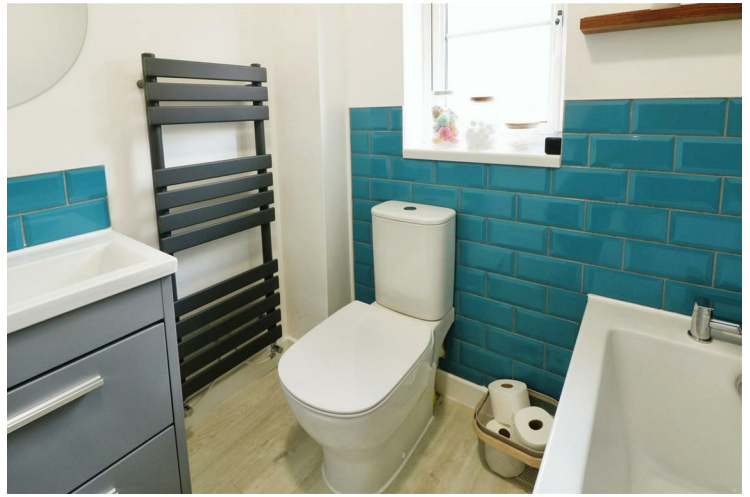
With a front facing UPVC window, two central heating radiators and staircase raising to the first floor accommodation.

Kitchen 14'11" x 8'11" (4.57 x 2.72)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a Belfast style sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include electric oven and induction hob, With central heating radiator and useful pantry area below the stairs.

Bathroom 6'2" x 5'7" (1.90 x 1.71)



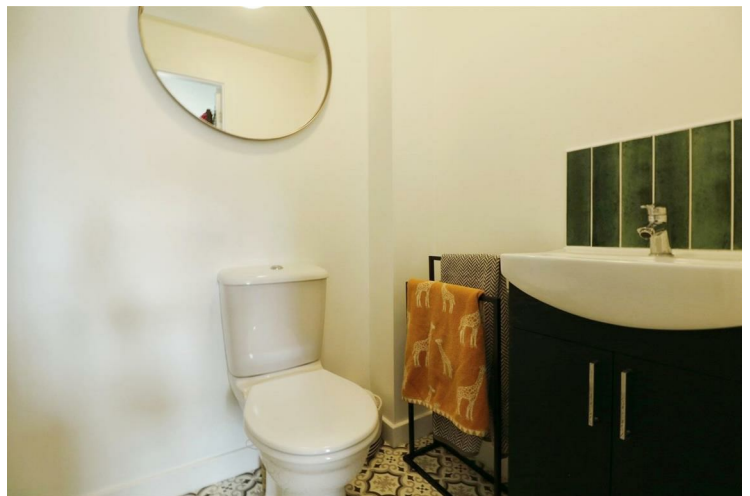
With a three piece suite comprising of bath, vanity hand wash unit, low flush WC, central heating radiator and rear facing UPVC opaque window.

Master Bedroom 8'5" x 11'9" (2.59 x 3.59)



With a front facing UPVC window, central heating radiator and tasteful décor.

En Suite 4'5" x 8'7" (1.36 x 2.63)



With a three piece suite comprising of a shower cubicle, low flush WC, hand wash basin and central heating radiator.

Second Bedroom 10'2" x 8'5" (3.10 x 2.59)



With a rear facing UPVC window and central heating radiator. The bedroom is of double size with carpet to the flooring.

Third Bedroom 8'7" x 6'3" (2.64 x 1.91)



With a front facing UPVC window and central heating radiator, the room is of single size with carpet to the flooring and tasteful décor.

Front Elevation



To the front of the property is a laid to lawn garden with drive way providing off road parking for two vehicles.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area. The rear garden is surrounded by timber fencing.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi detached

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



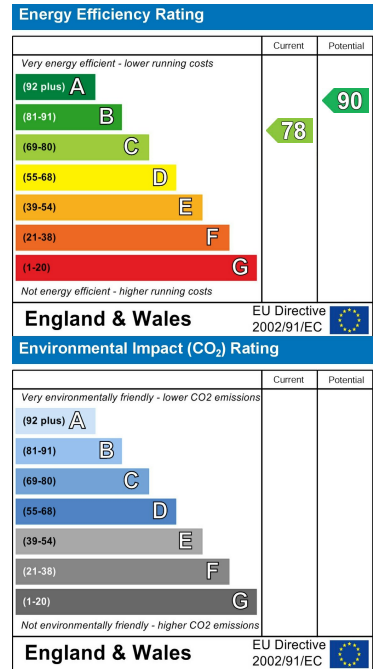
Ground Floor

First Floor

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.

www.merryweathers.co.uk

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

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

Offices also at: Rotherham, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

