



43 South Road, Dodworth, Barnsley, S75 3LG

Offers In The Region Of £135,000

MERRYWEATHERS present to the market this two bedroom semi-detached property located in Dodworth, Barnsley. Close to a wide range of local amenities and with transport links from Dodworth train station this property is a prime location and provides easy access to the M1 motorway network for those looking to commute. The property is modern and briefly comprises; an entrance hall, a lounge, a kitchen, a family bathroom with a separate w/c, two bedrooms and a large rear garden. Further benefits include a large overall plot size, UPVC double glazing and gas central heating.

Call MERRYWEATHERS today to book your viewing on 01226 730850

Lounge 14'1" x 10'10" (4.30 x 3.32)



With a front facing UPVC window and central heating radiator. The room is decorated neutrally with carpet to the flooring.

Kitchen 9'4" x 14'0" (2.87 x 4.28)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a cream drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With central heating radiator and integrated appliances to include fridge freezer, dishwasher, automatic washing machine, electric oven and gas hob.

WC 2'5" x 5'5" (0.75 x 1.66)

Located separately from the bathroom is the toilet, with a front facing UPVC window and low flush WC.

Bathroom 4'11" x 6'3" (1.52 x 1.92)



With a two piece suite comprising of a bath with shower above, vanity hand wash unit and central heating radiator.

Master Bedroom 10'10" x 14'1" (3.32 x 4.30)



With front and side facing UPVC window, central heating radiator and handy built in storage cupboard.

Second Bedroom 8'8" x 9'4" (2.66 x 2.86)



With a rear facing UPVC window and central heating.

Front Elevation



To the front of the property is a gravelled garden with drive way providing off road parking for one vehicle.

Rear Elevation



To the rear of the property is a low maintenance garden with artificial lawn surrounded by a timber fence.

Additional Information

Council Tax Band: A

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>

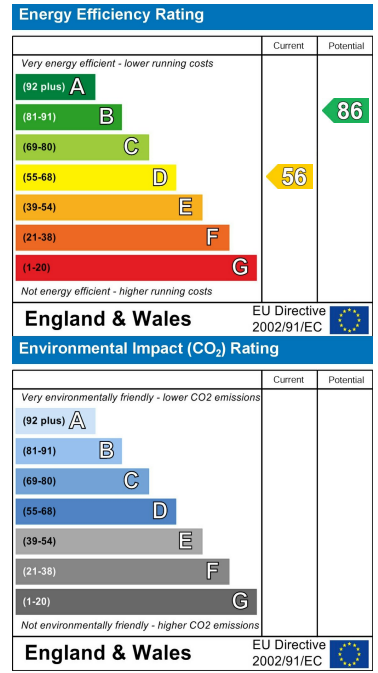
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

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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