



3 Marsala Walk, Darfield, Barnsley, S73 9RF

**Price Guide £297,000**

Merryweathers are proud to offer to the market this fantastic FOUR bedroom detached family home located in the popular location of Darfield Barnsley with nearby amenities to include shops and junior school. The property briefly comprises of a Kitchen, Lounge diner, downstairs WC and additional reception room to the ground floor. To the first floor there are FOUR double bedrooms and family bathroom. The property is decorated tastefully throughout making it perfect to move straight in to and has the added benefit of a garage with driveway for two cars and well established gardens. Viewing is highly recommended to appreciate what this property has to offer call MERRYWEATHERS to arrange your viewing today 01226 730850



### Entrance Hall



With a front facing composite entrance door, central heating radiator and stairs rising to the first floor accommodation.

### Kitchen 7'4" x 11'10" (2.26 x 3.63)



Set beneath the front 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.

### Reception Room 16'11" x 7'10" (5.18 x 2.39)



With a front facing UPVC window and central heating radiator. The room is currently used for multiple uses but would make an ideal home office or dining room.

### Lounge Diner 23'1" x 13'4" reducing to 11'5" (7.04 x 4.07 reducing to 3.48)



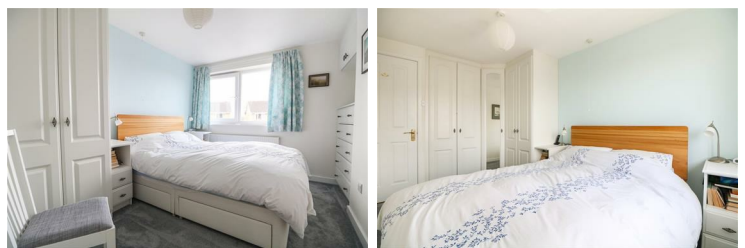
Situated to the rear of the property is this larger than average lounge benefitting from two central heating radiators, UPVC patio doors enjoying views over the rear garden and the focal point of the room being the electric fire with surround.

### WC 2'4" x 6'0" (0.72 x 1.84)



With a two piece suite comprising pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Master Bedroom 11'10" x 8'3" (3.61 x 2.52)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

**Bedroom Two 8'11" x 11'1" (2.74 x 3.38)**



With a front facing UPVC window, built in storage cupboards and central heating radiator.

**Bedroom Three 8'0" x 12'7" (2.44 x 3.84)**



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

**Bedroom Four 9'9" x 9'11" (2.99 x 3.04)**



With a rear facing UPVC window and central heating radiator.

**Bathroom 6'9" x 5'11" (2.07 x 1.81)**



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

**Garage 7'8" x 31'5" (2.35 x 9.58)**

Double garage secured by an roll shutter door to each end providing great access to the rear garden.

**Front Elevation**



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

**Rear Elevation**



To the rear of the property is a large laid to lawn garden with pond and patio area ideal for entertaining on those warmer days.

**Material Information**

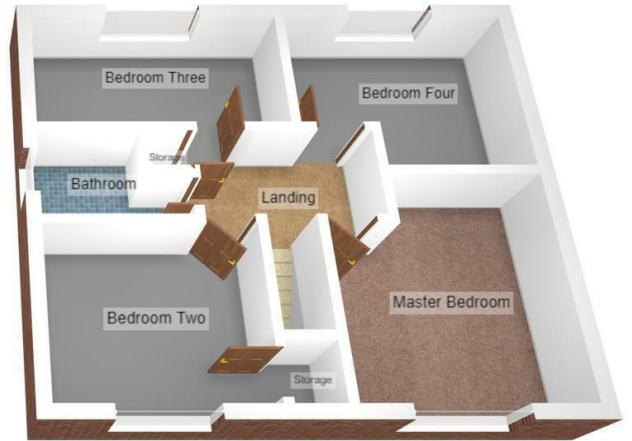
The property is under Barnsley Council  
Council Tax Band D  
The property is Freehold  
EPC to follow



# Floor Plan

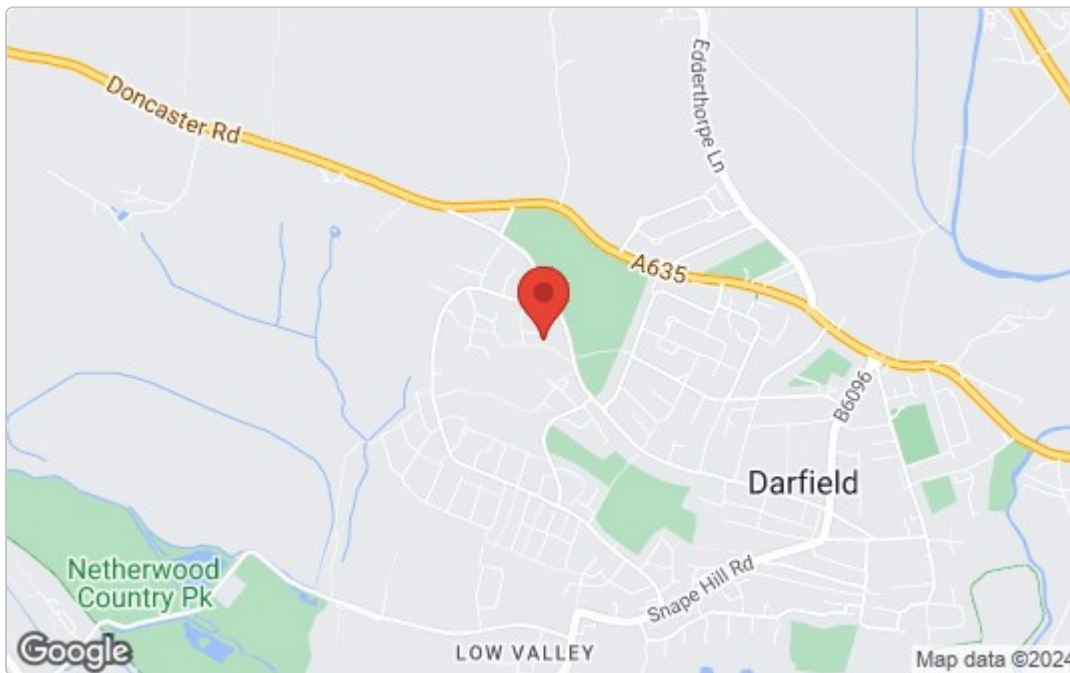


Ground Floor



First Floor

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**

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