



31 Hawthorne Street, Barnsley, S70 1QQ

Realistic Offers Considered £160,000

MERRYWEATHERS offer to the market this well presented, spacious Victorian stone fronted mid terrace property, located on the outskirts of Barnsley town centre. The property is ideally suited to the family occupier and offers a large amount of space throughout. The property briefly comprises of Lounge, Dining room and Kitchen to the ground floor. To the first floor there are two larger than average double bedrooms and family bathroom with a further two bedrooms and shower room to the second floor.

The Property is located within close proximity to local amenities, transport links via the M1 motorway network and an early inspection would be highly recommended.

Call Merryweathers today to arrange your viewing on 01226 730850.

Entrance Hall

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

Lounge 13'10" x 12'2" (4.22 x 3.71)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Dining Room 9'8" x 14'5" (2.97 x 4.41)



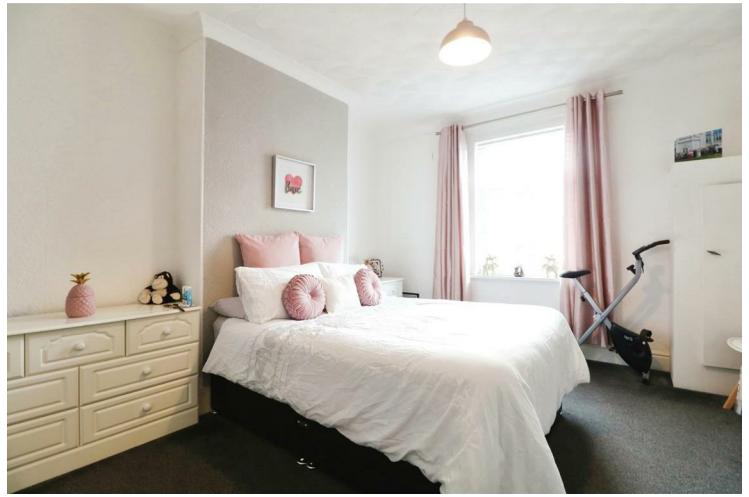
With a rear facing UPVC window and central heating radiator.

Kitchen 11'2" x 7'1" (3.41 x 2.17)



The kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an Electric hob and Oven. There is plumbing for an automatic washing machine and stainless steel sink and drainer unit. The room hosts a central heating radiator and rear facing UPVC entrance door providing access to the rear garden.

Bedroom One 14'6" x 12'4" (4.42 x 3.77)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The bedroom is of double size with carpet to the flooring and neutral décor.

Bedroom Two 13'11" x 11'2" (4.26 x 3.41)



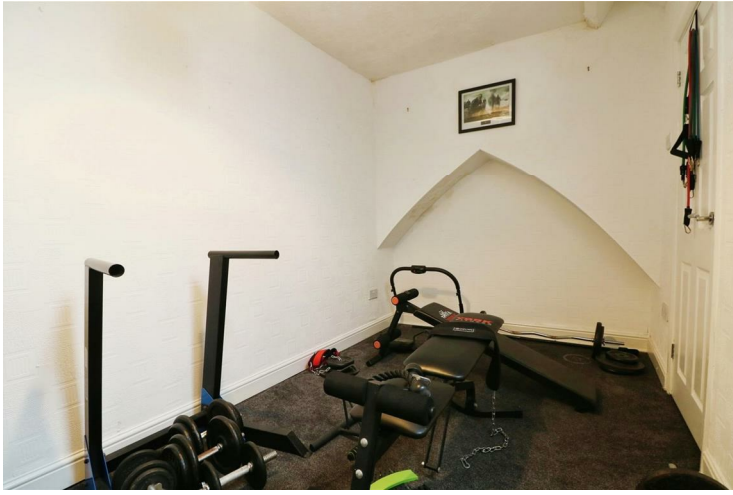
With a front facing UPVC window, central heating radiator and decorative coving to the ceiling. The bedroom is of double size with carpet to the flooring and neutral décor.

Family Bathroom 10'11" x 5'4" (3.33 x 1.65)



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.

Bedroom Three 11'1" x 7'1" (3.40 x 2.18)



With a rear facing Velux window and handy built in storage cupboard. The room benefits from carpet to the flooring and neutral décor.

Bedroom Four 14'4" x 5'8" (4.37 x 1.75)



With a front facing Velux window and storage access to the eaves. The room benefits from carpet to the flooring and neutral décor.

Attic Shower Room 10'5" x 3'5" (3.19 x 1.06)



With a three piece suite comprising of a walk in shower, hand wash basin and low flush WC.

External



To the front of the property is a small court yard style garden.

To the rear of the property is a low maintenance garden with artificial lawn and patio area perfect for entertaining on the warmer days.

Material Information

Council Tax Band: B

Tenure Freehold

Property Type Mid Terrace

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: On street

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>

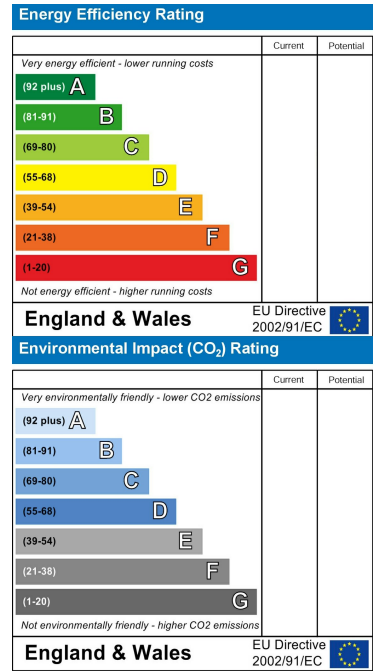
We advise all clients to discuss the above points with a convincing solicitor.

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.

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

