



64 Barnsley Road, Dodworth, Barnsley, S75 3JR

Price Guide £130,000

MERRYWEATHERS are proud to offer to the market this well presented three bedroom Mid terrace property located in the popular area of Dodworth, Barnsley. The property is close to local amenities and has great motorway links near by for the commuter. The Property briefly comprises of a lounge, Kitchen diner, Three bedrooms and family bathroom.

Viewing is highly recommended to appreciate what this property has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 12'0" x 12'3" (3.66 x 3.75)



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

Kitchen 13'3" x 12'4" (4.05 x 3.78)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include an electric oven and hob. The kitchen benefits from a central heating radiator and additional under stairs storage cupboard.

Master Bedroom 12'5" x 12'1" (3.80 x 3.70)



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

Second Bedroom 12'6" x 13'1" (3.83 x 4.00)



Located in the attic with a rear facing Velux window and central heating radiator.

Third Bedroom 6'2" x 10'4" (1.89 x 3.17)



With a rear facing UPVC window and central heating radiator.

House Bathroom 7'10" x 5'11" (2.39 x 1.81)



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

External



To the rear of the property is an enclosed garden with a gravelled patio area and brick built outbuildings.

Material Information

Council Tax Band: A
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 Permit Parking 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>

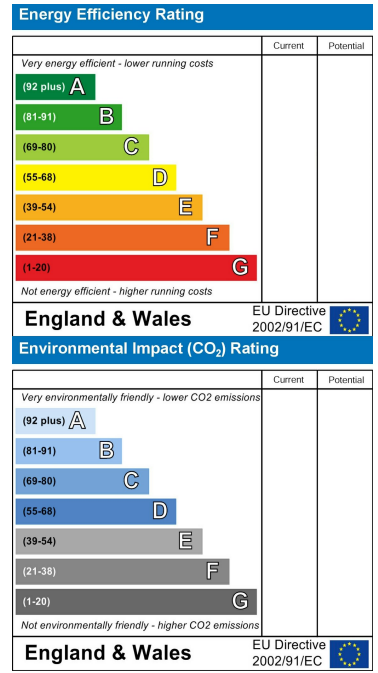
We advise all clients to discuss the above points with a conveyancing solicitor.

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

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