

1 Bridge Gardens, Barnsley, S71 1PP

**Offers In The Region Of £120,000**

This delightful semi-detached property, ideal for families and couples, features two bedrooms, a modern kitchen with dining space, a reception room, ample parking, and a garden, all situated in a prime location with excellent transport links and amenities.

Call MERRYWEATHERS on 01226 730850 to arrange your viewings.

## Property Description

Presenting a delightful semi-detached property for sale, located in an area boasting excellent public transport links, nearby schools and colleges, local amenities, and proximity to the town centre. The property is in good condition and is perfect for families and couples alike.

The residence features two well-appointed bedrooms. The first bedroom is a spacious double room filled with natural light, creating a warm and inviting atmosphere. The second bedroom is a single room, also benefitting from natural light, which can be used as a guest room or a home office.

At the heart of the home is a modern kitchen, complete with up-to-date appliances, and a dedicated dining space. This space presents a perfect setting for cooking and dining, whether you're preparing a family feast or hosting a casual dinner party.

One of the unique features of this property is the off road parking space it offers, a rare find in such a prime location. Additionally, the property also boasts a garden, offering a private outdoor space to enjoy in the warmer months.

This property combines a desirable location with a well-kept, semi-detached home, making it a fantastic opportunity for potential buyers. Its unique features and roomy interiors make it a comfortable and convenient place to call home.

## Lounge 11'11" x 12'1" (3.65 x 3.70)



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

## Kitchen 7'4" x 15'0" (2.24 x 4.58)



Set beneath the rear 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. The kitchen benefits from an integrated dishwasher, space and plumbing for a automatic washing machine With central heating radiator and useful built in storage area which houses the boiler.

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



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 One 10'11" x 15'2" (3.34 x 4.63)



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

### Bedroom Two 8'7" x 8'6" (2.64 x 2.60)



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

### Front Elevation



To the front of the property is a brick paved driveway providing off road parking for one vehicle.

### Rear Elevation



To the rear of the property is a laid to lawn garden with patio area and additional decking area.

### Material 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: Off road to the front

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

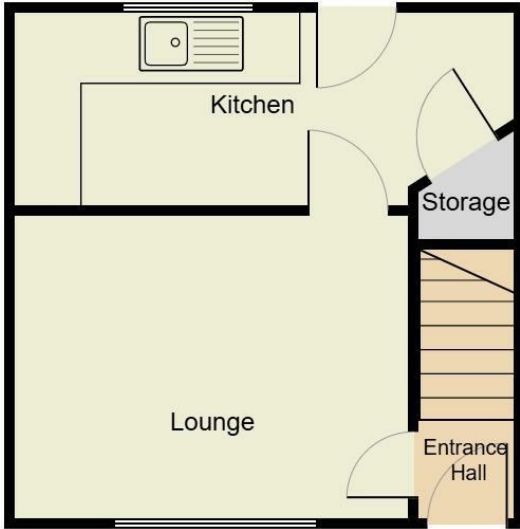
Coal mining area South Yorkshire is a mining area

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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](http://www.merryweathers.co.uk)

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