



169 Wakefield Road, Barnsley, S71 1NP

Best Offers Over £100,000

This charming three-bedroom terraced property, ideal for families and couples, boasts spacious and functional living areas, a modern kitchen with an island, and built-in storage and made to measure blinds throughout, all conveniently located near public transport and local amenities.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property introduction

We are thrilled to present this pleasing three-bedroom terraced property for sale, perfectly suited to both families and couples. The property offers a wealth of space with a welcoming layout that maintains the perfect balance between comfort and functionality.

The accommodation is arranged over two floors, comprising three well-proportioned double bedrooms. The first and second bedrooms feature built-in wardrobes and storage respectively, while the third bedroom, an attic room, offers added privacy and a unique charm with additional built-in storage.

The heart of the home resides in the spacious kitchen, which comes complete with a desirable kitchen island, offering additional workspace as well as a focal point for family meals or entertaining. Whether you're an aspiring chef or a busy parent, this kitchen will surely meet your culinary needs.

An elegant reception room provides the ideal setting for relaxation and family time. This well-lit space is versatile, allowing for a multitude of uses depending on your lifestyle needs.

The location of this property could hardly be more convenient. You'll find easy access to public transport links, making commuting a breeze. Furthermore, local amenities are within easy reach, simplifying day-to-day errands.

In conclusion, this property ticks all the boxes for those seeking a comfortable home in a convenient location. Don't miss this opportunity to secure your new home. Contact us today to arrange a viewing.

Lounge 13'1" x 12'1" (4.00 x 3.70)

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

Kitchen 13'1" x 14'3" (4.01 x 4.35)



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. With space and plumbing for an automatic washing machine, With central heating radiator and centre island providing addition work space and storage. The kitchen also comes equipped with a range gas cooked inset to the chimney breast.

Master Bedroom 9'7" x 13'0" (2.94 x 3.98)



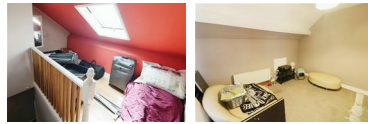
With a front facing UPVC window and built in storage cupboards. the room is of double size and benefits from a central heating radiator.

Bedroom Two 7'2" x 14'3" (2.19 x 4.35)



With a rear facing UPVC window, built in storage, decorative coving to the ceiling and central heating radiator. The room also hosts the wall mounted boiler.

Attic Bedroom 9'6" x 12'1" (2.91 x 3.70)



The attic bedroom is split in to two separate areas, the first area consists of a front facing Velux window and landing space. The second area is the bedroom benefitting from a central heating radiator and built in storage cupboard.

Bathroom 10'10" x 5'8" (3.32 x 1.75)



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.

External

To the front of the property is a enclosed garden with artificial lawn and steps to the property. To the rear of the property is a open space shared between neighbouring properties currently used as off road parking.

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: Off road to the rear garden

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>

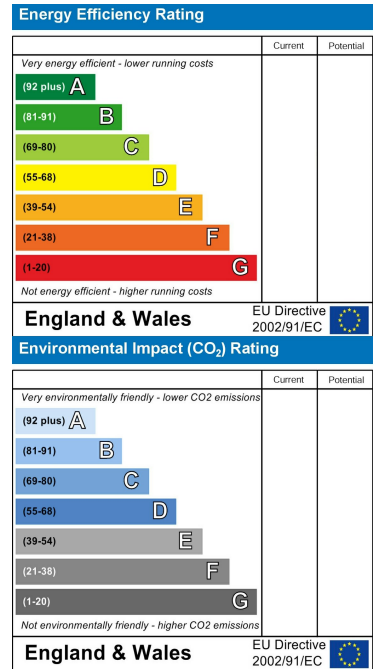
We advise all clients to discuss the above points with a convincing solicitor.

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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