

10 Beacon View, Monk Bretton, Barnsley, S71 2SW

**Offers Over £190,000**

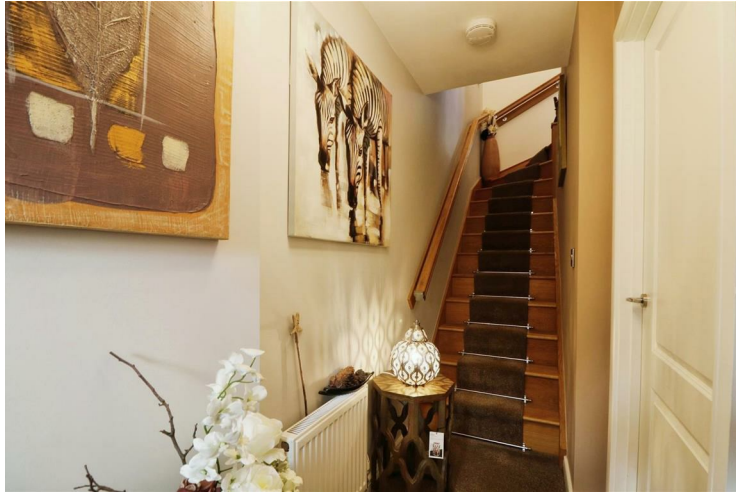
MERRYWEATHERS are proud to offer to the market this beautifully presented, two bedroom town house located on a well regarded residential development in the popular village of MONK BRETTON. The property is finished to a high specification throughout including a stunning solid oak staircase, concealed electrics, led internal lighting, wireless external lighting, luxury carpets and flooring throughout, recently decorated chic décor and boarded attic with truss shelving to name a few! The spacious master bedroom could easily be converted to three bedrooms for those needing an additional room (subject to permissions in place) This fantastic family home overlooks the local cricket ground to the rear, boasting far reaching views and sits on a generous end plot with private enclosed gardens to the rear.

The property briefly comprises a welcoming entrance hall, downstairs W.C, fantastic lounge, modern dining kitchen, two generous sized bedrooms and a contemporary bathroom. The property has gardens to the front and rear as well as off road parking for multiple vehicles.

Viewings are HIGHLY RECOMMENDED to appreciate what this property has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850



## Entrance Hall



With a front facing UPVC entrance door, central heating radiator and beautiful oak stair case with chrome fittings rising to the first floor accommodation. The hall is decorated tastefully with high quality plush carpets to the flooring.

## Lounge 13'6" x 11'6" (4.13 x 3.52)



The Lounge benefits from a front facing UPVC double glazed window, central heating radiator and useful under stairs storage cupboard fitted with lights and electrical sockets. The room is decorated tastefully with plush carpets to the flooring and the focal point of the room being the electric fire.

## Kitchen 14'9" x 9'10" (4.52 x 3.00)



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 and dishwasher, With central heating radiator, breakfast bar area and UPVC French doors to the rear garden.

## Down Stairs WC 4'9" x 2'10" (1.46 x 0.87)



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

## Landing



The landing is decorated tastefully, plush carpets to the flooring and oak and glass banister.

## Rear Bedroom 14'10" x 11'9" (4.54 x 3.60)



With two rear facing UPVC double glazed windows, two central heating radiators and carpet to the flooring. The room is a good double size with the potential of being converted to two separate bedrooms making the property three bed.



### Front Bedroom 8'0" x 11'8" (2.45 x 3.58)



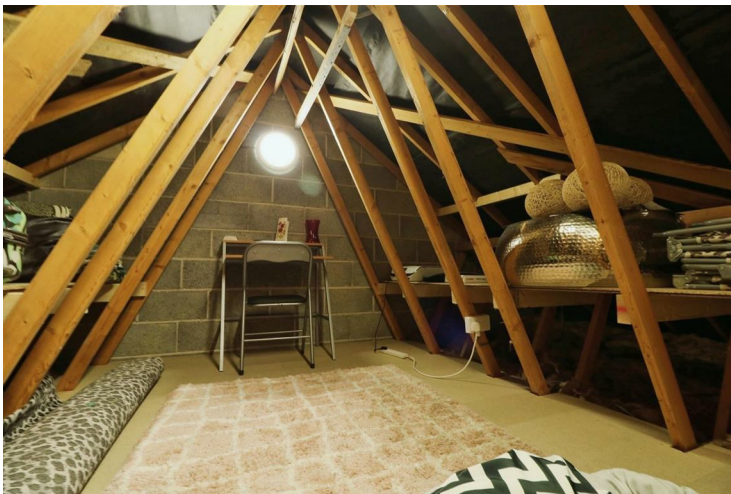
With a front facing UPVC double glazed window and central heating radiator. The bedroom is decorated naturally with plush carpets to the flooring.

### Bathroom 5'5" x 6'5" (1.67 x 1.98)



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.

### Loft



The loft can be accessed via an extended timber hatch with pull down timber ladder and has been boarded to NHBC standards with truss shelving. There is also led lighting and power socket. This fantastic space provides excellent storage of household items.

### Front Elevation



To the front of the property is block paved double drive allowing parking for two vehicles. There is also access to the rear of the property secured by a gate.

### Rear Elevation

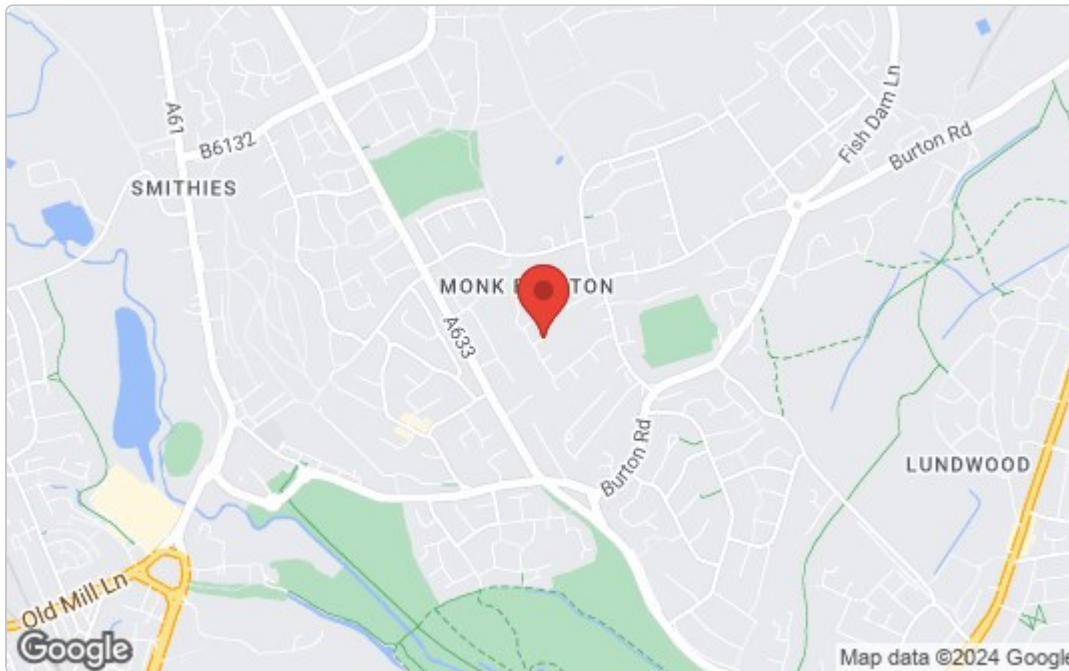


To the rear of the property is a split level garden, the lower level offers a laid to lawn area with timber shed with full electrics and well established fruit trees. To the upper level is another lawn area with patio area and bin storage, both levels of the garden have external electrical sockets.

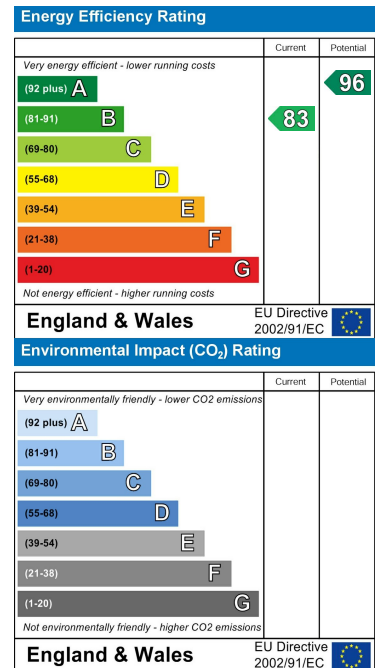
## Floor Plan



## 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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**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

