



18 Victoria Crescent West, Barnsley, S75 2AE

Offers In The Region Of £160,000

Merryweathers offer to the market this charming terraced property, perfect for first time buyers families and couples, features two tranquil bedrooms, a well-appointed kitchen, a versatile reception room, a single well-maintained bathroom, and offers convenient access to public transport links for stress-free commuting.

Call MERRYWEATHERS on 01226 730850 to arrange your viewing today.

Lounge 11'11" x 11'11" (3.64 x 3.65)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Kitchen 12'11" x 15'7" (3.96 x 4.77)



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 space and plumbing for an automatic washing machine

Conservatory 11'2" x 6'1" (3.42 x 1.86)



Built upon a brick base with upvc glazing to include a rear facing entrance door and enjoying views over the rear garden.

Bedroom One 15'7" x 12'0" (4.77 x 3.68)



With two front facing UPVC windows, decorative coving to the ceiling and built in storage cupboard.

Bedroom Two 7'5" x 13'1" (2.27 x 4.00)



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

Family Bathroom 7'9" x 13'6" (2.38 x 4.12)



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.

Front Elevation



To the front of the property is a flagged garden secured with a stone wall and iron gate.

Rear Elevation



to the rear of the property is a flagged courtyard style garden which provides access to the garage.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Terrace

Construction type: Standard Construction

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: Driveway

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.

Property Introduction

This splendid terraced property, currently listed for sale, is ideally suited for families and couples looking for a warm, inviting home. The property features two bedrooms, one spacious double bedroom and a single bedroom, each offering an ambiance of tranquillity and comfort.

The heart of the home is the well-appointed kitchen, a space that enables you to create culinary delights and spend quality time with your loved ones. Adjacent to the kitchen, you will find the reception room. This space is perfect for either casual lounging or hosting guests, offering a versatile space to suit your lifestyle.

The property is outfitted with a single, well-maintained bathroom, providing all the necessary facilities for a comfortable living experience.

One of the key advantages of this property is its location. With easy access to public transport links, commuting becomes convenient and stress-free. This makes it the perfect home for those who value ease of access to the city and beyond.

In conclusion, this terraced property provides an excellent opportunity for those seeking a comfortable, well-connected home in a convenient location. Its combination of practical living spaces and an accessible location makes it an ideal choice for families and couples alike.

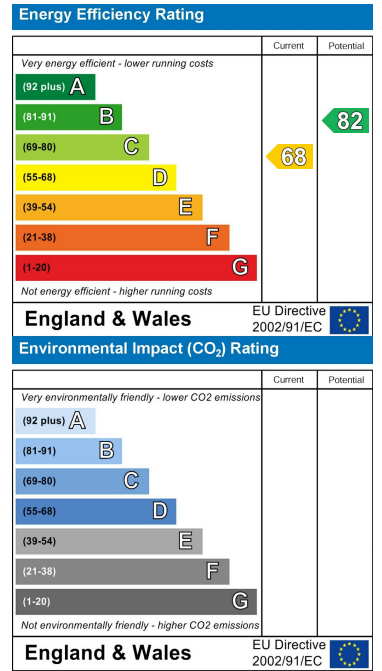
Floor Plan



Area Map



Energy Efficiency Graph



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