



133 Barnsley Road, Darfield, Barnsley, S73 9PE

Offers Around £145,000

MERRYWEATHERS are proud to offer to the market this charming end-of-terrace property, ideal for families, couples, and first-time buyers, ready to just move in, features a welcoming reception room with a fireplace, a spacious kitchen, two double bedrooms, off-street parking, a lovely garden with far reaching views, and is conveniently located near excellent public transport links, schools, and local amenities.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

Presenting this charming end of terrace property, currently listed for sale. The residence caters perfectly to a variety of potential buyers, particularly families, couples, and first-time buyers.

As you enter the property, you are greeted by the inviting reception room, showcasing a fireplace and bay window. The modern decor complements the natural light that pours in, creating a warm and inviting atmosphere.

The property boasts a spacious kitchen, which benefits from natural light and has ample space for dining. This room is the heart of the home, perfect for cooking up a storm or enjoying family meals.

The residence offers two double bedrooms. The first bedroom is a picture of comfort, featuring built-in wardrobes and a bay window. Natural light floods the room, enhancing the sense of space. The second bedroom also enjoys an abundance of natural light, making it an airy and comfortable retreat.

The house is further enhanced by its unique features. It provides off-street parking and a lovely garden, perfect for outdoor relaxation or entertaining. The property also offers beautiful, far-reaching views, truly setting it apart.

Located in a vibrant area, the property benefits from excellent public transport links and nearby schools. Local amenities are within easy reach, making day-to-day living convenient.

Please note, the property falls under council tax band A and has an EPC rating of D. This is an opportunity not to be missed, offering the perfect blend of comfort, charm, and convenience.

Entrance Hall

With front facing composite entrance door, central heating radiator and stairs raising to the first floor accommodation.

Lounge 12'6" x 12'0" (3.83 x 3.66)



With a front facing upvc bay window with fitted shutters, central heating radiator and the focal point of the room being the decorative fireplace with living flame gas fire inset. The Lounge benefits from natural light and neutral décor.

Kitchen Diner 8'2" x 15'8" (2.51 x 4.79)



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 useful pantry area beneath the stairs. The kitchen also has the benefit of space for a dining table and chairs perfect for entertaining.

Conservatory 10'2" x 4'7" (3.11 x 1.42)



Built upon a brick base with UPVC glazing to include a rear facing entrance door and enjoying views over the rear garden. The conservatory also benefits from recently having a new roof fitted.

Master Bedroom 12'9" x 12'1" (3.91 x 3.69)



With a front facing upvc bay window with fitted shutters, central heating radiator and comprehensive fitted wardrobes. there is also further built in storage that house the hot water tank.

Bedroom Two 8'3" x 10'11" (2.53 x 3.34)



To the rear of the property is a laid to lawn garden with established plants and shrubs. The garden is a great size perfect for entertaining on those warmer day.

With a rear facing upvc window and central heating radiator, The bedroom is of double size and enjoys far reaching views.

Bathroom 4'5" x 5'6" (1.36 x 1.68)



With a three piece suite comprising of a walk in shower, 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 gravelled garden providing off road parking for one vehicle.

Rear Elevation

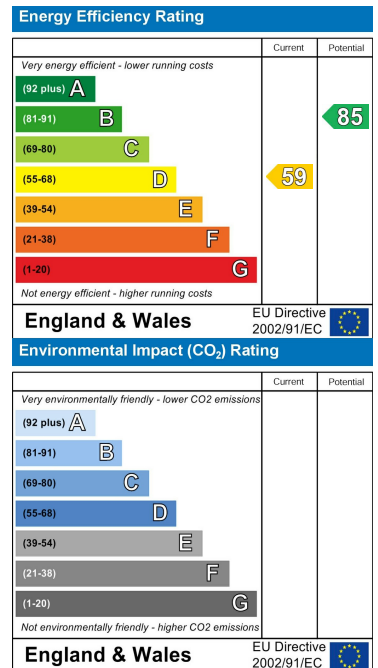
Floor Plan



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

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

