



61 Doncaster Road, Barnsley, S70 1TS

Offers In The Region Of £85,000

Merryweathers are proud to offer to the market this beautifully maintained two-bedroom flat in a serene neighbourhood offering excellent public transport links, nearby schools, modern amenities, which is perfect for couples, first-time buyers, and investors, featuring a bright reception room, a modern kitchen, ample storage, and a luxurious bathroom, all within council tax band A.

Call Merryweathers today to arrange you viewing on 01226 730850

Lounge 10'7" x 19'7" (3.23 x 5.97)



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

Kitchen 11'6" x 7'1" (3.52 x 2.17)



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 and integrated appliances to include two under counter freezers and one fridge, electric oven and hob with stainless steel hood above.

Front Bedroom 11'6" x 12'4" (3.53 x 3.77)



With a front facing UPVC window, central heating radiator and a range of fitted wardrobes.

Rear Bedroom 13'5" x 10'6" (4.09 x 3.21)



With a rear facing UPVC window and central heating radiator.

Bathroom 7'6" x 7'4" (2.30 x 2.25)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and two opaque double glazed window. The room also hosts a built in storage cupboard.

External

Outside the property is a shared garden area and patio area.

Material Information

Council Tax Band: A

Tenure: Leasehold £10.00 per year

Property Type: Flat

Construction type Brick built

Heating Type Conventional Heating System - No gas in the property

Water Supply Mains water supply

Sewage Mains drainage

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: On street

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

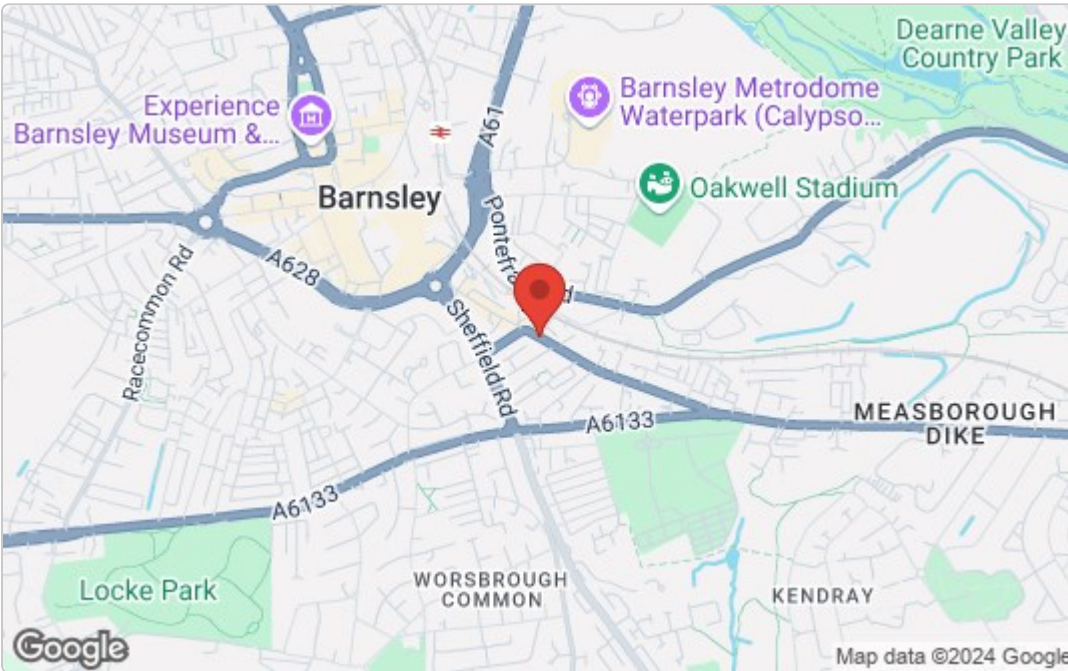
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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

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