



40 Larch Place, Barnsley, S70 3DG

**Offers In The Region Of £152,000**

MERRYWEATHERS offer to the market with NO VENDOR CHAIN This attractive semi-detached property, perfect for first-time buyers or families, featuring three bedrooms, a spacious kitchen with dining area, a reception room with garden access, off-street parking, and a private garden, all with a council tax band B and an EPC rating of C.

Call today to arrange your viewing on 01226 730850

## Property Introduction

We are pleased to present this attractive semi-detached property for sale. Ideally suited for first time buyers or families seeking a comfortable living space, this dwelling offers a spacious and practical layout.

The property boasts three well-proportioned bedrooms. The master bedroom is a sizeable double, offering ample space for you to create your personal sanctuary. The second bedroom is also a double, perfect for children or for use as a guest room. The third bedroom, a single, provides additional accommodation or could be utilised as a study or home office.

At the heart of the home is the kitchen, which is generously sized and incorporates dining space for family meals and entertaining. Equipped with a range of modern conveniences, it's an ideal space for both cooking up a storm and enjoying relaxed family dinners.

The property features one reception room, a versatile space that offers access to the garden. This space is perfect for unwinding after a long day or for hosting guests, with the bonus of being able to extend your living space outdoors during the warmer months.

One of the key features of this property is the outdoor space. With off-street parking and a private garden, the external features of this home are as practical as they are desirable.

The property comes with a council tax band B and an EPC rating of C, indicating a fair energy efficiency level.

Please do not hesitate to contact us to arrange a viewing or for further information. This is a property not to be missed.

## Lounge 10'5" x 15'9" (3.18 x 4.82)



With a front facing UPVC window and central heating radiator. The lounge also benefits from UPVC French doors opening up to the rear garden.

## Kitchen Diner



Set beneath the front 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 under stairs storage cupboard. The Kitchen benefits space for a dining table and chairs and features a rear facing UPVC door providing access to the garden.

## Down stairs WC 3'6" x 4'5" (1.08 x 1.37)

With a low flush WC, pedestal hand wash basin and central heating radiator.

## Bedroom One



With two front facing UPVC windows and central heating radiator. The room benefits from neutral décor and carpet to the flooring.

## Bedroom Two 9'0" x 13'9" (2.75 x 4.20)



With a rear facing UPVC window and central hearing radiator. The room is decorated neutrally with carpet to the flooring.



### **Bedroom Three 6'5" x 7'7" (1.97 x 2.32)**



With a rear facing UPVC window and central heating radiator. The room is decorated neutrally with carpet to the flooring.

### **Bathroom 8'4" x 5'6" (2.56 x 1.70)**



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**

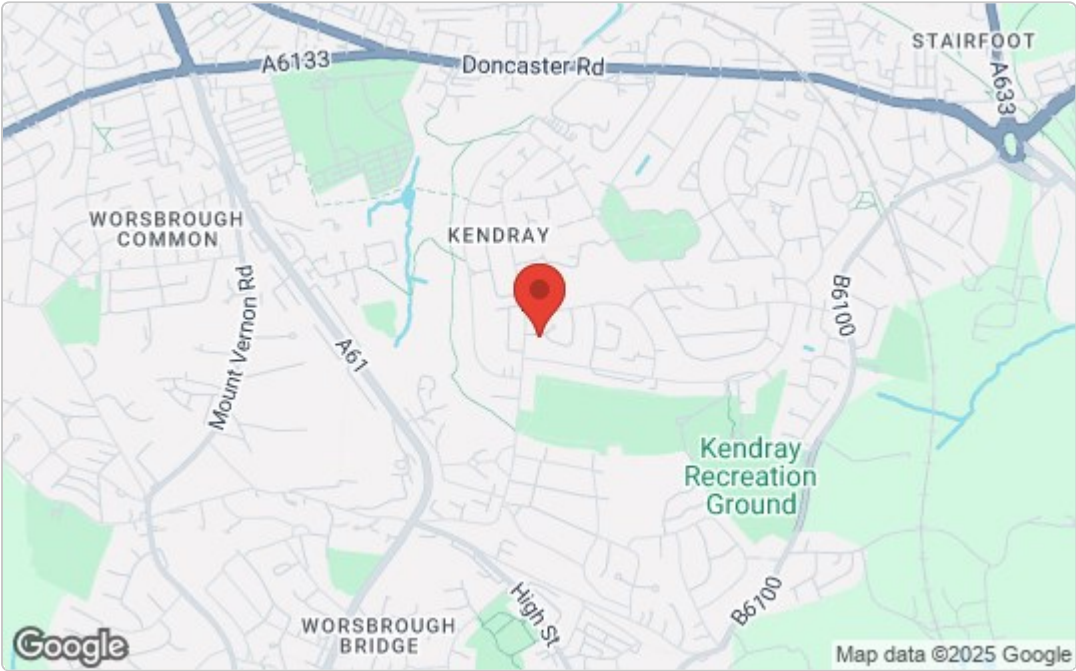


To the side of the property is a driveway providing off road parking for one vehicle.  
To the rear of the property is a laid to lawn garden secured by a timber fence.

### **Material Information**

Floor Plan

Area Map



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 firms 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



Energy Efficiency Graph

