



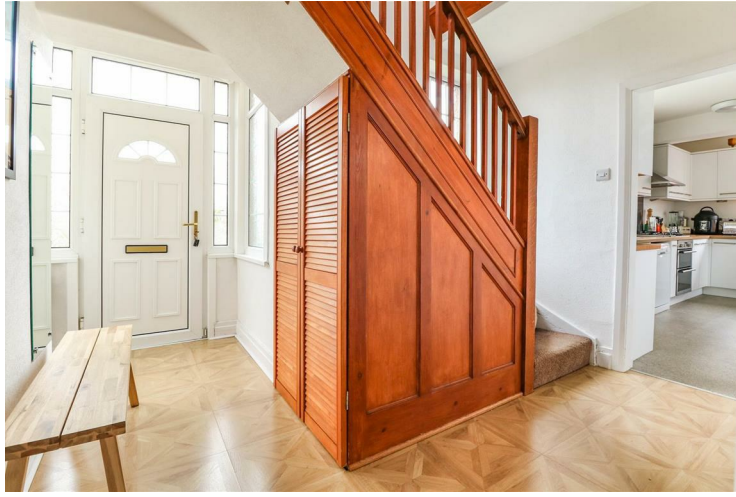
1 Mount Vernon Crescent, Barnsley, S70 4DN

Price Guide £215,000

MERRYWEATHERS are proud to offer to the market this fantastic family home located in the popular location of Worsborough Barnsley, being close to the town centre this property ticks all the right boxes. The property briefly comprises of a Lounge, Dining Room and kitchen to the first floor, To the second floor there are three good sized bedrooms and family bathroom. The property offers a great outdoor space perfect for entertaining on those warmer days.

Viewing Is 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 stairs rising to the first floor accommodation with storage cupboard below.

Lounge 11'11" x 18'2" (3.65 x 5.54)



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

Dining Room 13'5" x 10'10" (4.11 x 3.31)



With a rear facing UPVC window, central heating radiator and the focal point on the room being the brick fire surround with living flame gas fire inset

Kitchen 14'10" x 7'1" (4.53 x 2.16)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with electric oven, hob and extractor above, space and plumbing for an automatic washing machine and further plumbing for a dishwasher. With a front facing UPVC window and rear facing UPVC door.

Bathroom 7'3" x 12'10" (2.21 x 3.92)



With a four piece suite comprising of a walk in shower, corner bat, pedestal hand wash basin and low flush WC. With central heating radiator and front facing opaque double glazed window.

Bedroom One 10'8" x 14'3" (3.26 x 4.36)



With a side facing UPVC window and central heating radiator.

Bedroom Two 10'0" x 13'6" (3.05 x 4.12)



With a side facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 6'7" x 8'9" (2.01 x 2.68)



With a front facing UPVC window and central heating radiator

External



The Property offers a large laid to lawn garden with garage and drive way providing off road parking.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: End Town House

Construction type Brick built

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

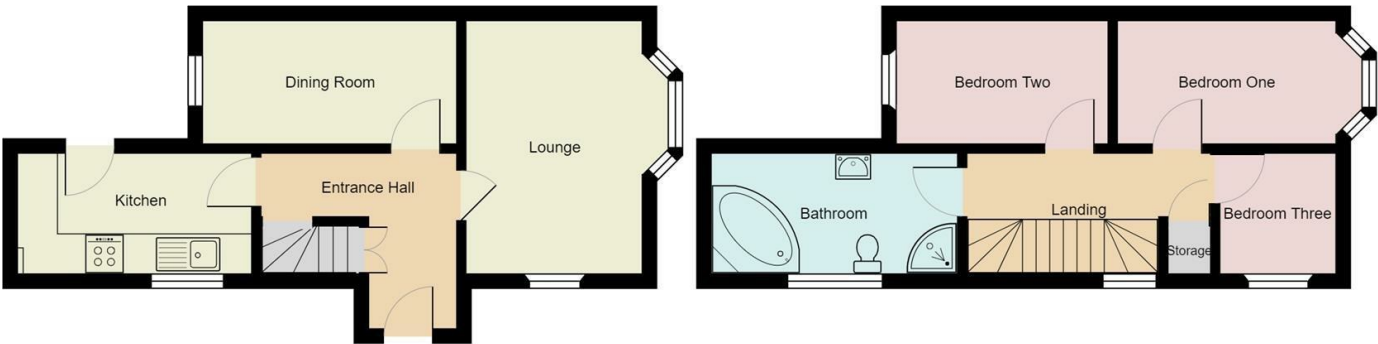
Coal mining area South Yorkshire is a mining area

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

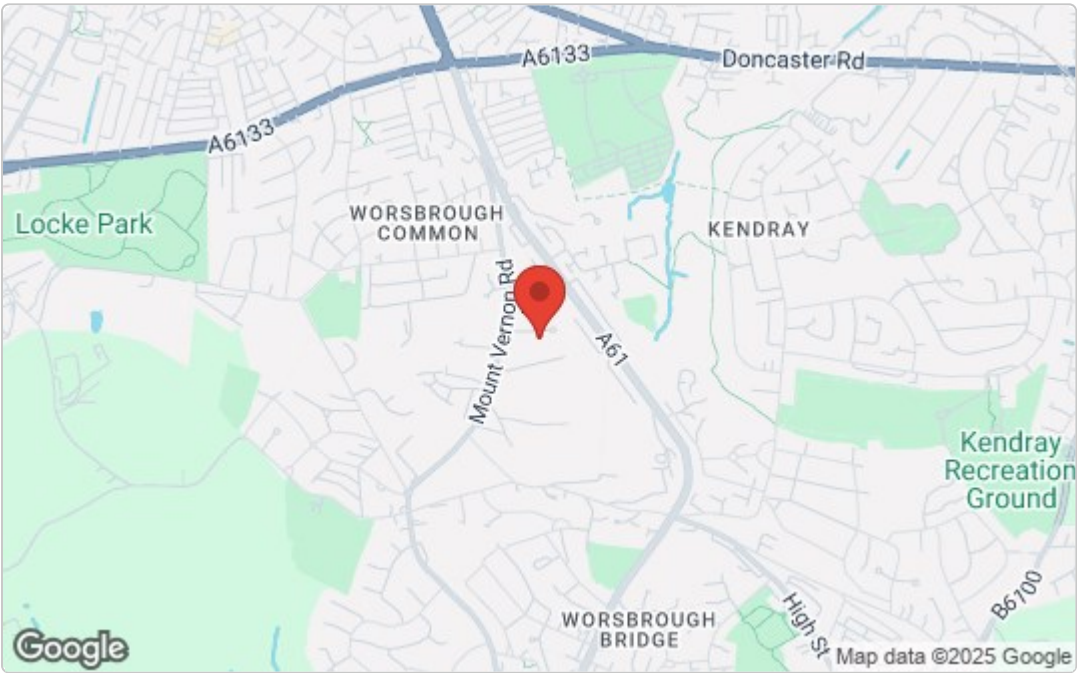
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

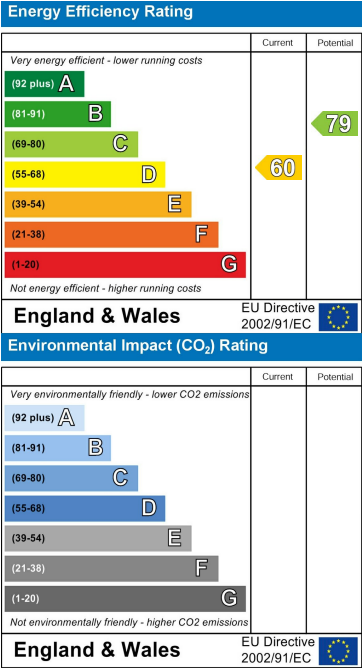
Floor Plan



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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