



1 Poplar Avenue, Shafton, Barnsley, S72 8PU

Offers In The Region Of £175,000

This BEAUTIFUL recently REFURBISHED two bedroomed bungalow will be perfect for a wide range of purchasers.

The Property briefly comprises of a modern kitchen, spacious lounge, two bedrooms and a shower room. Outside there are gardens to the front and rear with driveway and a detached garage. The property is located in a popular residential area, close to a wide range of shops, schools and amenities, the area is also well served by public transport. **Solar Panels owned outright.**

We believe this one is going to achieve a lot of attention so call today to arrange your viewing on 01226 730850.

Kitchen 12'8" x 8'3" (3.88 x 2.53)



Set beneath the side 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, With integrated appliances to include an electric Neff oven and five ring Neff gas hob with hood above. A brand new combi boiler is in situ.

Lounge 15'8" x 9'9" (4.78 x 2.98)



With a front facing UPVC window and central heating radiator, the room is decorated tastefully with new carpets to the flooring.

Bathroom 5'1" x 10'5" (1.56 x 3.19)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 10'5" x 10'4" (3.18 x 3.17)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits from neutral décor and new carpets to the flooring.

Bedroom Two 10'6" x 9'8" (3.21 x 2.95)



With a side facing UPVC window and central heating radiator. The room is of double size featuring a handy walk in wardrobe with hanging rails. The bedroom also benefits from neutral décor and new carpets to the flooring.

Front Elevation



To the front of the property is a low maintenance slabbed garden with drive way which in turn provides access to the detached garage with up and over door.

Rear Elevation



To the rear of the property is a low maintenance garden with raised plant beds and glass greenhouse.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached Bungalow

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 with garage

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

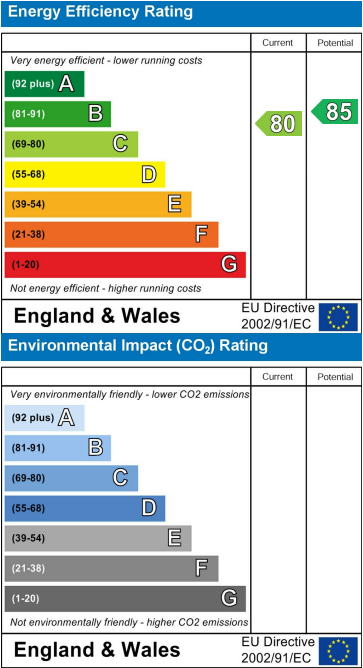


Area Map



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.

Energy Efficiency Graph



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

