



27 St. Matthews Way, Barnsley, S71 2HD

Offers In The Region Of £240,000

This immaculate detached house in a quiet cul-de-sac offers an ideal opportunity for first-time buyers, investors, or families, featuring a tastefully designed interior with one reception room, a well-equipped kitchen, three spacious bedrooms, a bathroom, a serene garden, a single garage, and far-reaching views, making it a highly desirable purchase.

Call MERRYWEATHERS to arrange your viewing today on 01226 730850

Property Introduction

I am delighted to present this immaculate detached house, now available for sale in a quiet, sought-after cul-de-sac location. This property provides an ideal opportunity for first time buyers, investors, or families seeking a tranquil, yet convenient location.

The house offers a harmonious balance of aesthetics and practicality. The interior is tastefully designed, reflecting the immaculate condition of the property. The layout includes one cosy reception room, perfect for entertaining guests or spending quality family time. The property boasts a well-equipped kitchen, providing an excellent space for culinary exploration.

The house further provides three generously sized bedrooms, offering comfort and private space for all occupants. Additionally, it features one bathroom, ensuring ample facilities for a family.

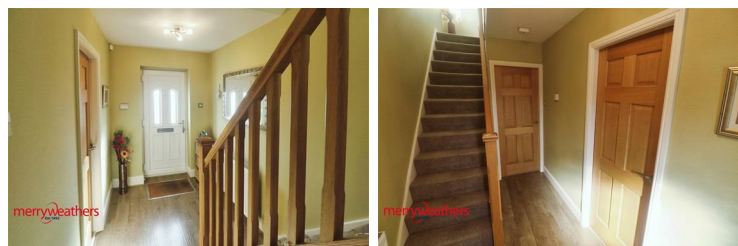
One of the unique features of this property is the garden, offering a serene outdoor space for relaxation and leisure. The property also includes a single garage, which could be used for parking or additional storage.

From this vantage point, the property offers far-reaching views, adding an element of grandeur to this already enticing proposition.

The property has an EPC rating of 'D', indicating reasonable energy efficiency. It falls under council tax band 'C', which should be taken into consideration for ongoing costs.

Overall, the combination of the property's features, condition, and location make it a highly desirable purchase. Don't miss out on this exceptional opportunity. Schedule a viewing today.

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Kitchen 9'8" x 10'7" (2.97 x 3.23)



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 space for a table and chairs for dining.

Lounge 14'6" x 15'10" (4.44 x 4.84)



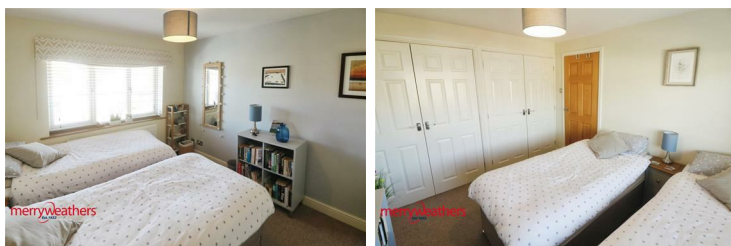
With a large rear facing UPVC window allowing natural light and views over the rear garden, the room benefits from a central heating radiator, storage cupboard beneath the staircase and spot lights to the ceiling.

Bedroom One 9'9" x 12'7" (2.98 x 3.85)



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

Bedroom Two 10'9" x 9'8" (3.30 x 2.97)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 6'9" x 5'9" (2.07 x 1.76)



With a rear facing UPVC window and central heating radiator.

Bathroom 5'8" x 8'2" (1.75 x 2.49)



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator, built in storage cupboard and opaque double glazed window.

Front Elevation



To the front of the property is a laid to lawn garden with brick paved drive way which in turn leads to the detached garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area.

Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached 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 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.

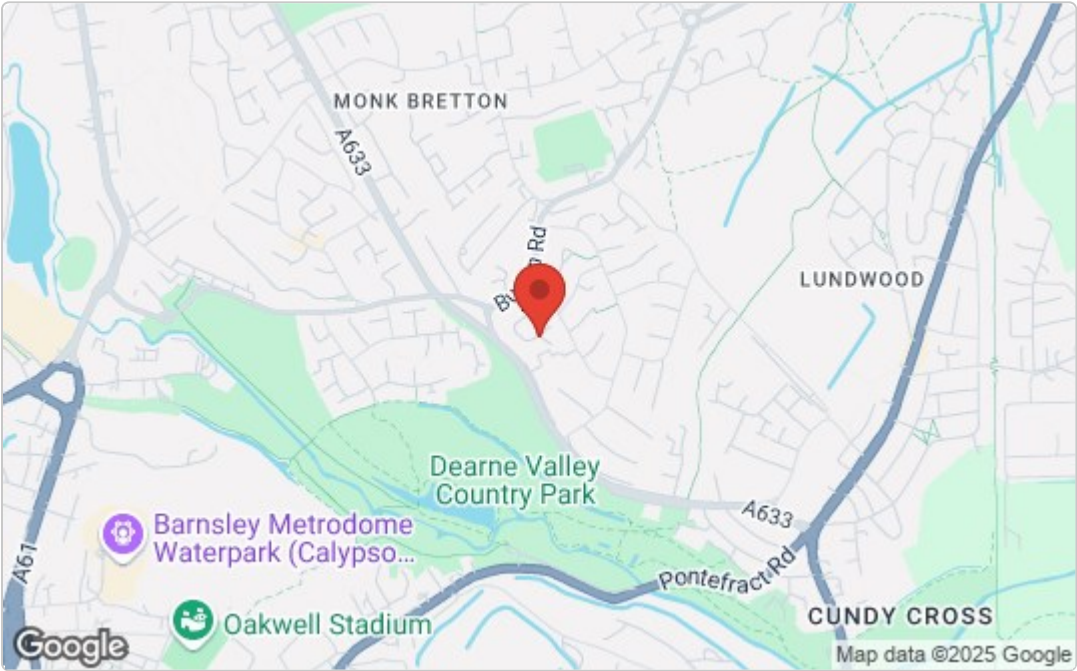
<https://www.groundstability.com/public/web/home.xhtml>

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

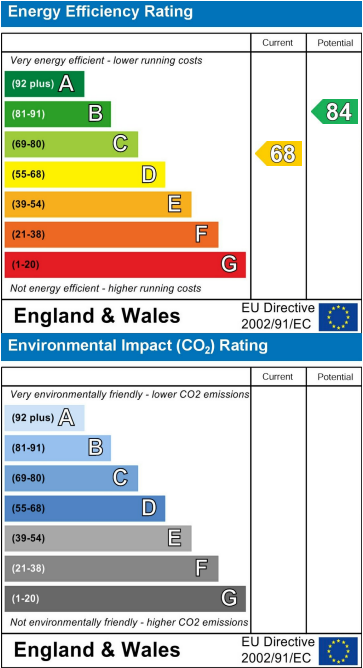
Floor Plan



Area Map



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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