



3 Oakroyd Crescent, Grimethorpe, Barnsley, S72 7NY

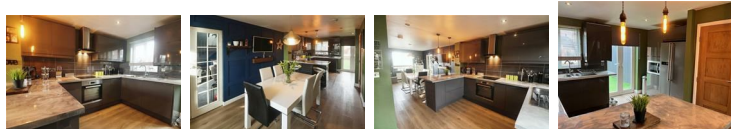
Offers In The Region Of £165,000

MERRYWEATHERS are pleased to offer to the market this charming three bedroom semi detached home in the popular location of Grimethorpe Barnsley. The property briefly comprises of a standout open plan kitchen diner, a well presented lounge, three fantastic bedrooms and family bathroom.

The property is conveniently located near schools and amenities and would suit a range of buyers.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

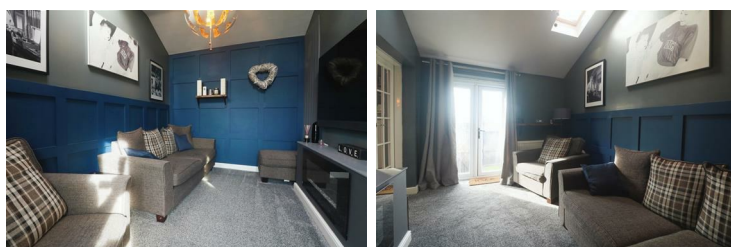
Kitchen Diner 12'0" x 29'2" (3.66 x 8.91)



The kitchen area has downlights to the ceiling, a comprehensive range of wall, base and drawer units finished in high-gloss grey, four ring electric hob and oven with hood above, stainless steel sink and drainer unit with mixer tap, integrated dishwasher, integrated washer and built in microwave. The kitchen area also features rear facing UPVC French doors providing access to the rear garden.

The dining area features a front facing UPVC window central heating radiators and stairs raising to the first floor accommodation.

Lounge 8'10" x 13'1" (2.70 x 3.99)



With front facing UPVC French doors and two Velux windows allowing natural light. The lounge features a panelled wall and benefits from two central heating radiators and electric fire.

Bedroom One 12'0" x 9'8" (3.67 x 2.96)



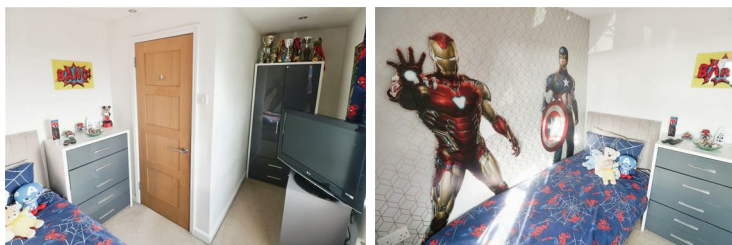
With a rear facing UPVC window and central heating radiator. The room is of double size featuring a half panelled wall, natural décor with carpet to the flooring and spot lights to the ceiling

Bedroom Two 15'0" x 12'1" (4.59 x 3.69)



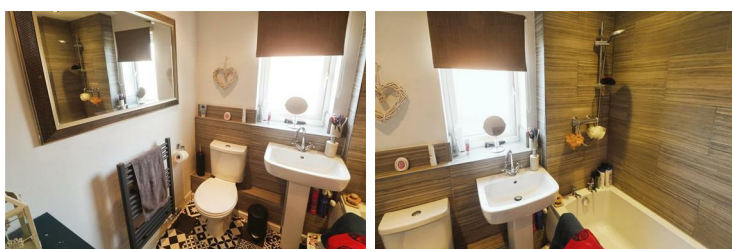
Located on the second floor with a rear facing UPVC window and central heating radiator. The room is of double size benefiting from neutral décor with spotlights to the ceiling and carpet to the flooring.

Bedroom Three 12'0" x 8'3" reducing to 5'9" (3.68 x 2.53 reducing to 1.77)



With a front facing UPVC window and central heating radiator. The room is of single size benefiting from neutral décor with spotlights to the ceiling and carpet to the flooring.

Bathroom 5'11" x 6'6" (1.82 x 2.00)



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.

Front Elevation



to the front of the property is a small garden area with artificial lawn secured by a timber fence and gate.

Rear Elevation



To the rear of the property is a family sized garden with artificial lawn and decking area. the garden is secured by brick walls and timber fencing, there is also allocated parking to the rear of the property.

Material Information

Council Tax Band: A

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 to the rear

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.

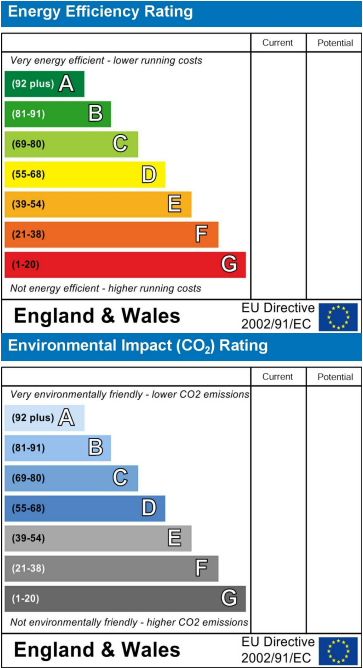
Floor Plan



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 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

