



51 Laithes Lane, Barnsley, S71 3AQ

Offers In The Region Of £160,000

MERRYWEATHERS are delighted to present this enticing semi-detached house, currently available for purchase. Nestled in a convenient location, this property is in close proximity to local schools and amenities, making it an ideal choice for families, first-time buyers, and investors alike.

The property is in good condition, boasting a welcoming and comfortable atmosphere. It offers three bedrooms: two spacious double bedrooms and a single bedroom, providing ample space for relaxation and privacy.

Call MERRYWEATHERS to arrange your viewing today on 01226 730850

Entrance Hall

with a front facing UPVC door, central heating radiator and stairs raising to the first floor accommodation.

Lounge 12'0" x 11'1" (3.68 x 3.40)



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

Kitchen Diner 10'8" x 14'8" (3.26 x 4.49)



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 space for a dining table and chairs.

Bedroom One 10'5" x 11'3" (3.20 x 3.45)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Bedroom Two 9'3" x 10'8" (2.82 x 3.26)



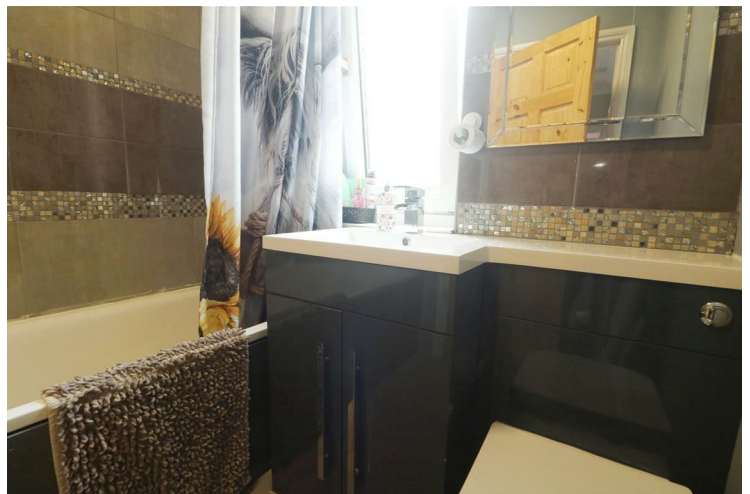
With a rear facing UPVC window, central heating radiator, built in storage cupboards and decorative coving to the ceiling.

Bedroom Three 5'7" x 6'9" (1.72 x 2.07)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Bathroom 6'1" x 5'5" (1.87 x 1.66)



With a three piece suite comprising of a bath with shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



a f f e c t e d b y c o a l m i n i n g .
<https://www.groundstability.com/public/web/home.xhtml>
We advise all clients to discuss the above points with a convincing solicitor.

To the front of the property is a drive way providing off road parking for multiple vehicles.

Rear Elevation



To the rear of the property is a laid to lawn garden and detached garage.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

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

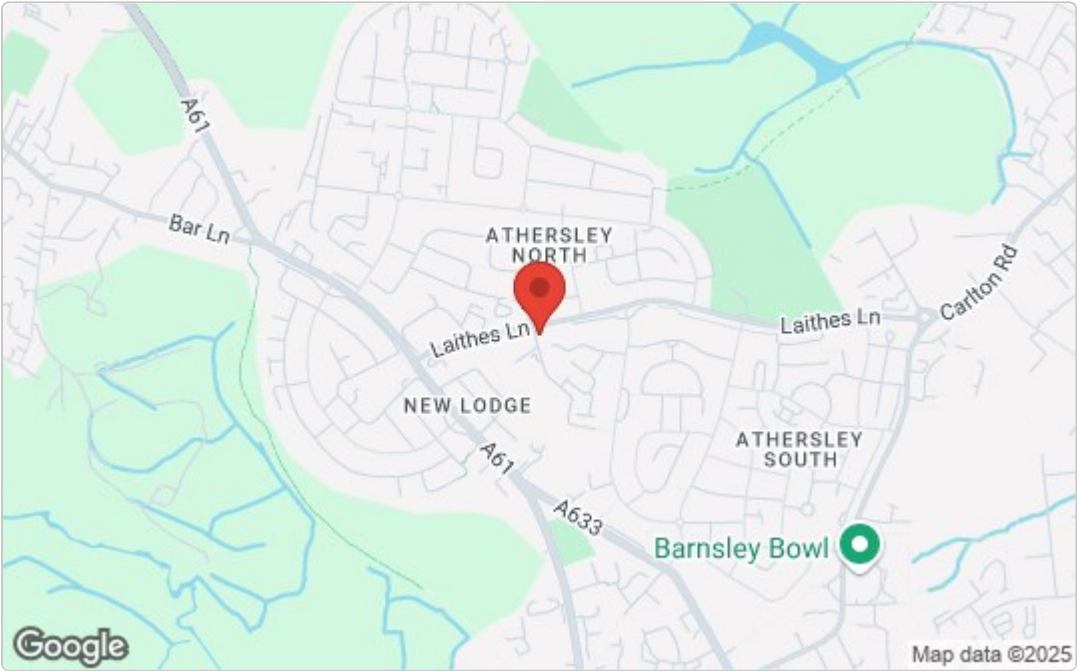
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is

Floor Plan

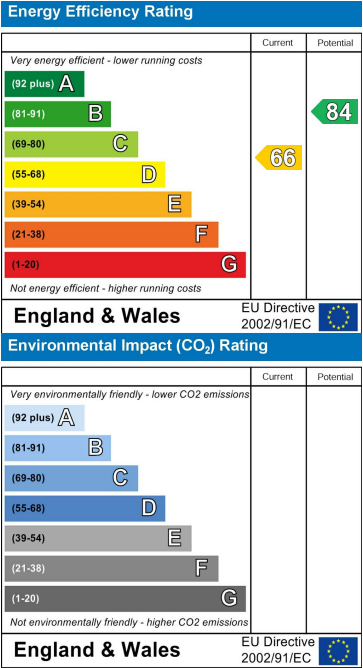


Area Map



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

