merryweathers
Est. 1832

9 Tivydale Drive, Darton, Barnsley, S75 5PG

Offers In The Region Of £200,000

MERRYWEATHERS are proud to offer to the market with no vendor chain this splendid semi-detached bungalow, ideal for first-time buyers and families, offering a serene living environment with a spacious, naturally lit kitchen, three double bedrooms, a large reception room, and convenient parking with a single garage, all in a sought-after cul de sac location location.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting a splendid semi-detached bungalow, now available for sale in a sought-after location. This property stands out with its neutral decoration, exuding a calming ambiance that can easily be adapted to suit any taste. The bungalow is ideally suitable for first-time buyers and families looking for a serene and comfortable living environment.

The property features one reception room, graced by large windows that allow plenty of natural light to flow in, creating an inviting and warm atmosphere. This space is perfect for hosting guests or enjoying quiet, relaxed evenings with the family.

The bungalow also boasts a spacious kitchen that is naturally well-lit and presents a pleasing garden view. It's the perfect place to prepare meals and enjoy family time in a bright and cheerful setting.

Accommodation comprises three double bedrooms, each offering ample space and a tranquil setting for rest. The property's layout provides plenty of room for everyone, ensuring privacy and comfort for all members of the family.

The property includes one bathroom, enhancing the practicality and convenience of this home.

Adding to the unique features of this property is the off road parking and a single garage. These amenities provide added convenience, ensuring that your vehicles are safe and secure.

This wonderfully presented bungalow is an opportunity not to miss. Its charming features and ideal location make it a perfect choice for those looking to settle into their first home or families seeking a refreshing change.

Entrance Hall

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

Lounge 14'6" x 10'2" (4.44m x 3.12m)

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

Kitchen 9'2" max x 13'7" (2.80m max x 4.16m)

Set beneath the rear 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.

Bedroom One 14'5" x 9'0" (4.40 x 2.76)

With a side facing UPVC window and central heating radiator. The room is located on the first floor and benefits from a handy built in storage cupboard.

Bedroom Two 13'0" x 10'2" (3.97 x 3.11)

With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is located to the ground floor and has the potential to be used as a dining room.

Bedroom Three 13'8" x 8'2" (4.17 x 2.49)

with a front facing UPVC window, central heating radiator and decorative going to the ceiling, the room is located on the ground floor.

Bathroom 5'9" x 7'4" (1.77m x 2.24m)

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.

Attic Storage Room 9'7" x 13'7" (2.94 x 4.16)

Currently used as a storage room but has the potential to converted to a further bedroom or en suite subject to planning. The room also house the central heating boiler.

Front Elevation

To the front of the property is mainly laid to lawn with established flower borders, driveway to the side leading to the detached sectional garage. To the rear of the garden is an enclosed lawned garden with established hedges and flower borders.

Rear Elevation

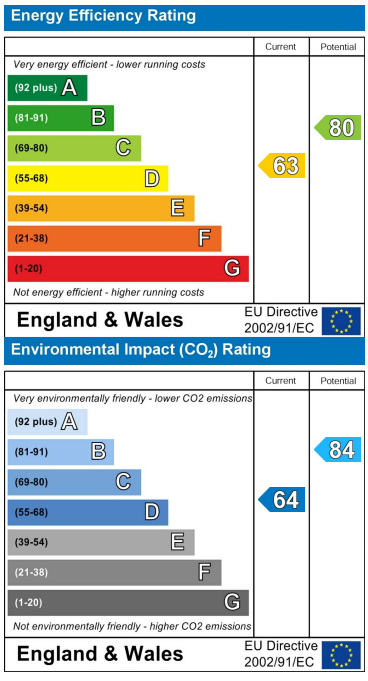
Material Information

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
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 conveyancing 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