



3 Tower Street, Barnsley, Yorkshire, S70 1QS

Offers In The Region Of £110,000

Offered to the market with no onward chain, this two bed mid terrace is ideal for first time buyers and investors. Just on the outskirts of town the property boasts of close links to the motorway, hospital and within walking distance to Locke Park. The property briefly comprises of Lounge, kitchen, two bedrooms and family bathroom.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 11'10" x 12'3" (3.61 x 3.75)



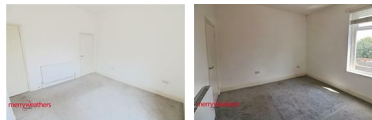
With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

Kitchen 11'8" x 11'8" (3.57 x 3.58)



Set beneath the rear 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.

Bedroom One 12'4" x 11'9" (3.77 x 3.59)



With a front facing UPVC window and central heating radiator. The room is of double size and benefits from a built in storage cupboard and neutral décor.

Bedroom Two 6'0" x 11'10" (1.83 x 3.62)



with a rear facing UPVC window and central heating radiator. The room is of single size and benefits from neutral decor.

Bathroom 5'5" x 8'9" (1.67 x 2.69)



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.

Outside



To the rear of the property is a shared garden area with artificial grass and to the front is the street parking.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

Construction type Brick and stone 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

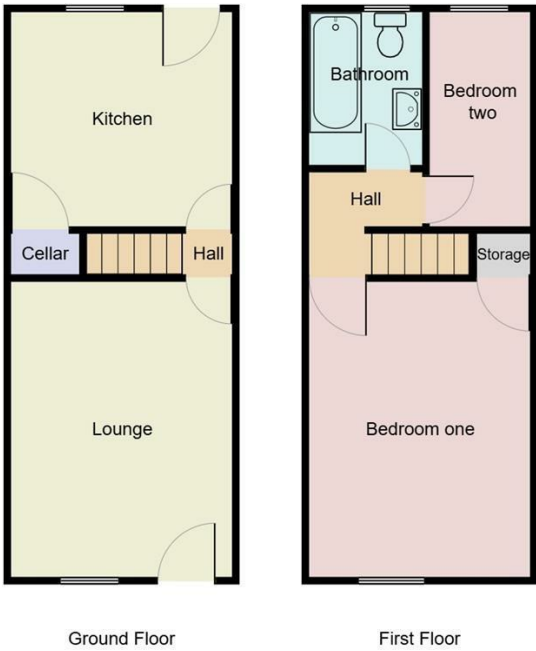
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

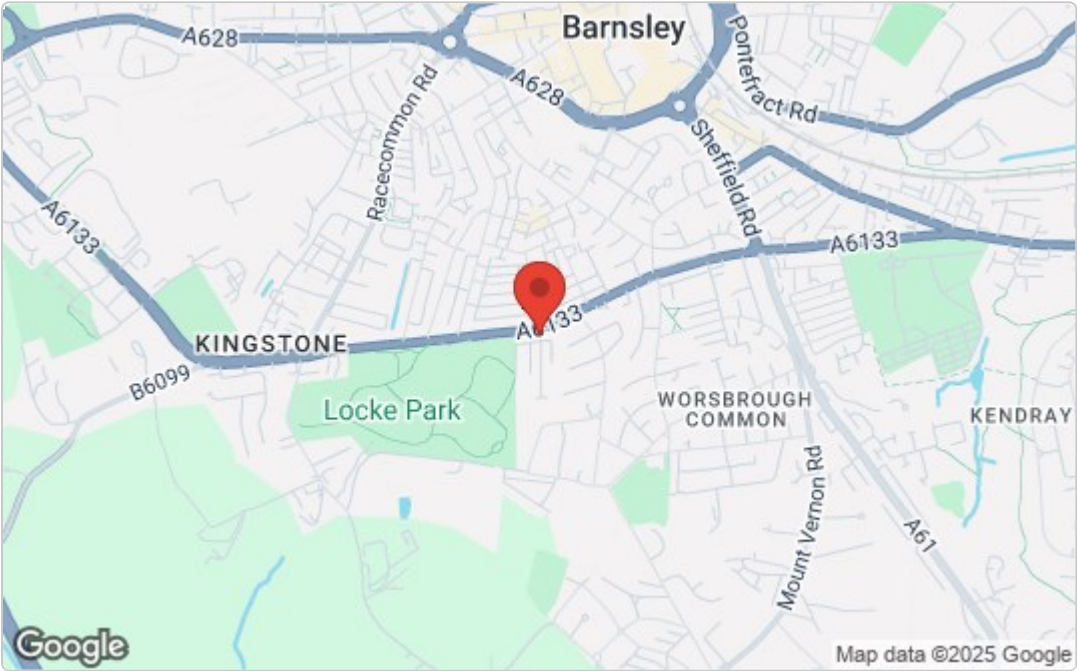
<https://www.groundstability.com/public/web/home.xhtml>

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

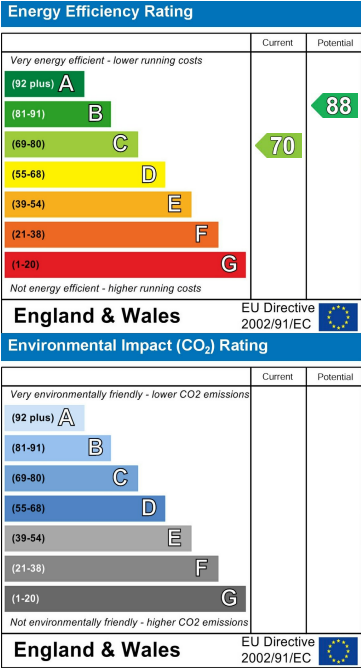
Floor Plan



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.

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