



15 Kestrel Road, Barnsley, S75 1AR

Price Guide £225,000

Merryweathers are pleased to offer to the market this Immaculate semi-detached property in the Wilthorpe area of Barnsley.

The property is well presented throughout and briefly comprises of a spacious lounge, well equipped kitchen, downstairs WC, three double bedrooms with en suite to the master and family bathroom. This fantastic property is ideally located near public transport and amenities, perfect for first-time buyers and families.

Viewing is highly recommended to appreciate what this property has to offer.
Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting for sale, an immaculate semi-detached property, ideally situated to benefit from public transport links and local amenities. This property would be perfect for first-time buyers and families alike.

Upon entering the residence, you are welcomed into a spacious reception room that features built-in storage, providing the perfect space for a family gathering or a relaxed evening.

The heart of the home is the well-equipped kitchen, which provides space for dining, making it an excellent spot for family meals and entertaining guests.

The property further benefits from three bedrooms. The master bedroom, a true sanctuary, comes complete with an en-suite, providing a private and luxurious space. The second and third bedrooms are both doubles, with the third bedroom featuring built-in wardrobes, ideal for all your storage needs.

Completing the accommodation is a well-appointed bathrooms providing the ideal environment for relaxation at the end of a long day.

In conclusion, this property, with its ideal location and immaculate condition, presents a fantastic opportunity for those looking to take their first steps onto the property ladder or for families seeking a comfortable and well-located home. We recommend early viewing to fully appreciate the potential this home offers.

Porch

With a front facing composite door and central heating radiator.

Lounge 14'9" x 11'10" (4.50 x 3.62)



With a front facing UPVC window and central heating radiator. The room benefits from neutral décor and carpet to the flooring and features a under stairs storage cupboard.

WC



With a two piece suite comprising of a low flush WC, pedestal hand wash basin and central heating radiator.

Kitchen 11'10" x 10'5" (3.62 x 3.19)



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 integrated appliances to include an electric oven and hob, stainless steel hood above, automatic washing machine and fridge freezer, With central heating radiator, rear facing UPVC French doors to the garden allowing natural light. The kitchen also allows space for a dining table and chairs.

Landing



With carpet to the flooring, neutral décor and central heating radiator.

Bedroom One 17'4" x 8'5" (5.29 x 2.59)



With a front facing UPVC window and central heating radiator. The room is located on the top floor and is decorated tastefully throughout and features an en suite shower room.

En Suite



With a three piece suite comprising of a shower, low flush WC, pedestal hand wash basin and central heating radiator. The en suite is decorated neutrally and features a rear facing Velux window allowing natural light.

Bedroom Two 11'10" x 10'5" (3.62 x 3.19)



With two front facing UPVC windows and central heating radiator. The room is of double size with natural décor and carpet to the flooring.

Bedroom Three 11'10" x 8'10" (3.62 x 2.71)



With a rear facing UPVC window and a comprehensive range of fitted wardrobes. The room is of double size with natural décor and carpet to the flooring and features a central heating radiator.

Bathroom



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

Front Elevation



The front of the property offers off road parking for two vehicles.

Rear Elevation



To the rear of the property is a split level garden with patio area to the lower space and further patio area with artificial lawn to the upper level making the whole outdoor space low maintenance and perfect for entertaining on those warmer days.

Material Information

Council Tax Band: C

Tenure: Leasehold

Property Type: Semi Detached

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

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.

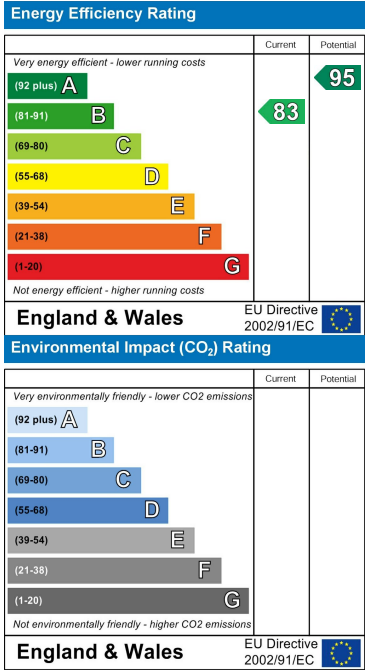
Floor Plan

Area Map



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



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