



40 Mount Vernon Road, Barnsley, S70 4DL

Offers In The Region Of £335,000

MERRYWEATHERS are proud to offer to the market this Beautiful well presented FOUR BEDROOM DETACHED DORMA bungalow in the sought after location Worsborough Barnsley. The property offers an envious plot with family sized gardens and lots of off road parking. This Fabulous home briefly comprises of Living kitchen diner, Conservatory, Family bathroom, WC and two double bedrooms to the ground floor.

The first floor accommodation offer another two good sized bedrooms.

This Property is definitely one to be viewed to appreciate what it has to offer.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Introducing this immaculate detached family home, offered for sale in a highly sought after location with excellent public transport links and a wealth of local amenities nearby. This impressive residence presents a perfect opportunity for families seeking both comfort and convenience within a vibrant community.

The property boasts an inviting open-plan reception room, showcasing delightful garden views and providing a bright space ideal for relaxation or entertaining. The modern open-plan kitchen is flooded with natural light and offers ample dining space, making it perfect for family mealtimes or hosting gatherings.

Accommodation includes four generously sized double bedrooms, ensuring plentiful space for growing families or guests. The immaculate condition throughout reflects the current owners' pride in maintaining the property to a high standard, ready for immediate occupation.

Externally, the home features private parking and a spacious garden, ideal for outdoor enjoyment, children's activities, or alfresco dining. Additionally, there is the added benefit of potential to extend (subject to planning permission), providing an exciting prospect for future development.

The energy efficiency is rated EPC E, while the property falls within council tax band D.

This detached family residence combines comfort, space, and expansion potential, all within an enviable location close to essential amenities and transport connections. Early viewing is strongly recommended to appreciate the quality and opportunity this home presents.

Entrance Hall

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation with storage cupboard beneath.

Living Kitchen Diner 9'7" x 28'11" (2.94 x 8.83)



The kitchen/ lounge is Lovely open plan family area consisting of two UPVC double glazed windows to the rear and two central heating radiators. The kitchen area is fitted with a comprehensive range of wall, base and drawer units with stainless steel drainer sink unit with mixer tap, space and plumbing for an automatic washing machine and dishwasher. The dining area also provides access to the conservatory via UPVC sliding doors.

Conservatory



Enjoying views over the rear garden.

Bedroom One 11'1" x 12'3" (3.39 x 3.74)



With a front facing UPVC double glazed window and central heating radiator. This room has lovely high ceilings and could also be used as a lounge to allow for more family living space.

Bedroom Two 11'7" x 9'6" (3.54 x 2.90)



With a front facing UPVC double glazed bay window and central heating radiator. The room is of double size and is decorated neutrally throughout.

Family Bathroom 4'10" x 10'7" (1.49 x 3.25)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed side facing window.

WC 2'2" x 7'8" (0.68 x 2.34)



With a low flush WC, hand wash basin and a side facing opaque double glazed window.

Bedroom Three 16'8" 7'6" (5.09 2.31)



With a side facing Velux window allowing plenty of natural light and handy storage cupboard in the eaves where the boiler can be found. The room is of double size and can fit Two single beds and further furniture and benefits from a central heating radiator.

Bedroom Four 10'7" x 12'4" reducing to 7'11" (3.24 x 3.77 reducing to 2.42)



With a front facing UPVC window, side facing velux window and central heating radiator.

Front Elevation



To the front of the property is a gravelled garden with a large driveway providing off road parking for a number of vehicles and additional space for a motorhome/ caravan.

Rear Elevation

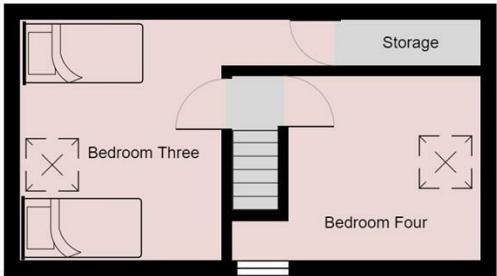
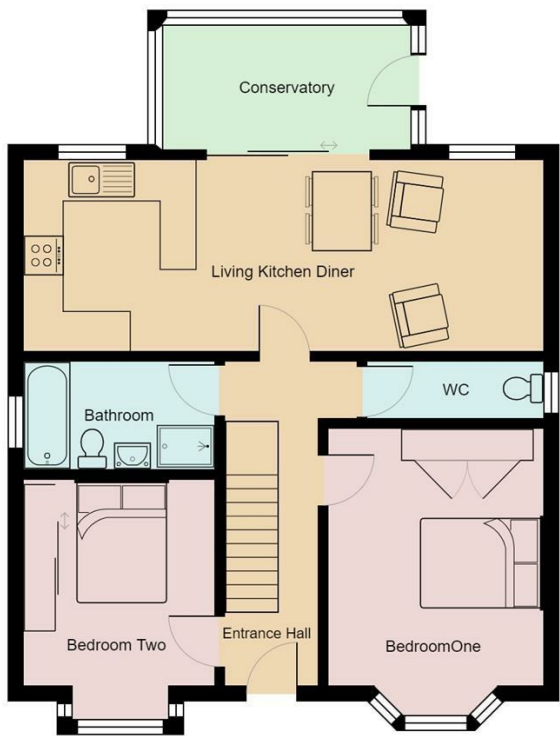


To the rear of the property is a generously sized garden which allow space for property extensions (subject to planning), there is also brick built out buildings which offer great storage space. The out building benefits from full electrics making it an ideal space for a home office conversion or home gym.

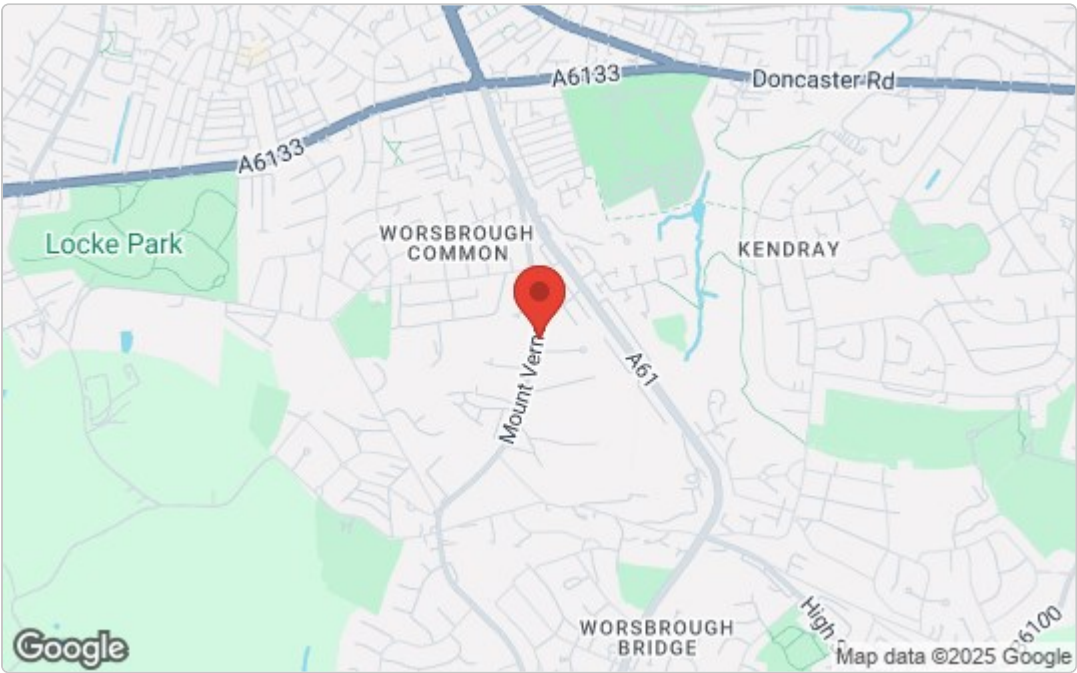
Material Information

The property is Under Barnsley Council
Council Tax band D
The property is freehold
EPC Rating E

Floor Plan

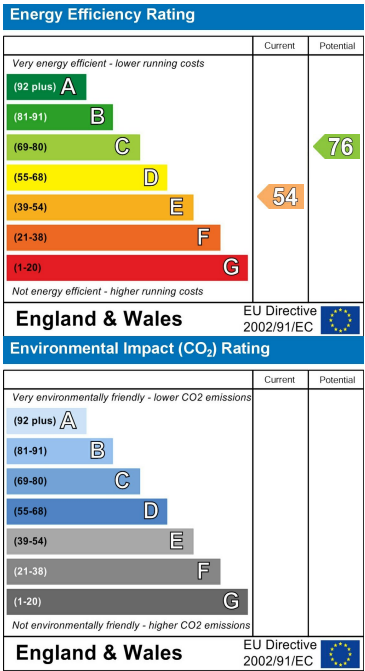


Area Map



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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