



116 Doles Crescent, Royston, Barnsley, S71 4LB

Offers In The Region Of £160,000

Offered to the market with no vendor chain is this two bedroom semi detached property in the popular area of Royston Barnsley.

The property briefly comprises of Lounge, kitchen diner and conservatory to the ground floor and two bedrooms with family bathroom to the first floor.

Viewings are highly recommended to appreciate what this property has to offer, call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 12'4" x 13'1" (3.78 x 3.99)



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 gas fire inset

Kitchen 15'4" x 9'11" (4.68 x 3.03)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a sink and drainer unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with integrated appliances to include a tall fridge freezer and automatic washing machine. The kitchen hosts a central heating radiator and allows space for a dining table and chairs.

Conservatory



With UPVC frame and doors accessing the rear garden.

Bedroom One



With two front facing UPVC windows, two central heating radiators and a range of comprehensive fitted wardrobes. The room was originally two separate bedrooms but has been converted in to one large bedroom.

Bedroom Two



With a rear facing UPVC window, central heating radiator and a range of comprehensive fitted wardrobes.

Family Bathroom



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

Front Elevation



To the front of the property is a hard standing garden with drive way providing off road parking.

Rear Elevation



To the rear of the property is a low maintenance slabbed garden with timber shed.

Floor Plan

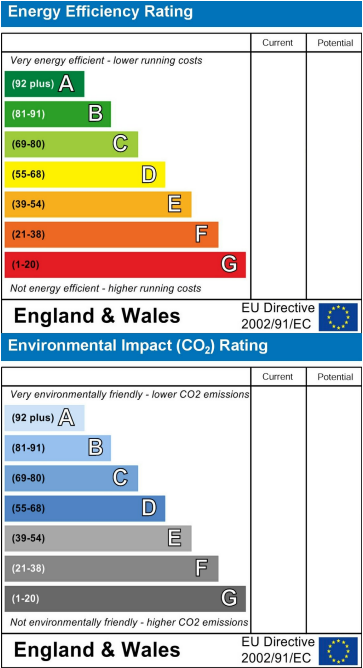


Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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