



6 Crompton Avenue, Barnsley, S70 6LE

**Offers In The Region Of £165,000**

Merryweathers are pleased to offer to the market this well presented Three bedroom semi detached property just outside the town centre of Barnsley. This fantastic property is within walking distance to Locke Park and local amenities making it an ideal home for first time buyers, families or investors looking to add to their property portfolio.

The property briefly comprises of Lounge, Kitchen diner, conservatory, three bedrooms and family bathroom.

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



### Entrance hall

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

### Lounge 12'0" x 14'8" (3.68 x 4.49)



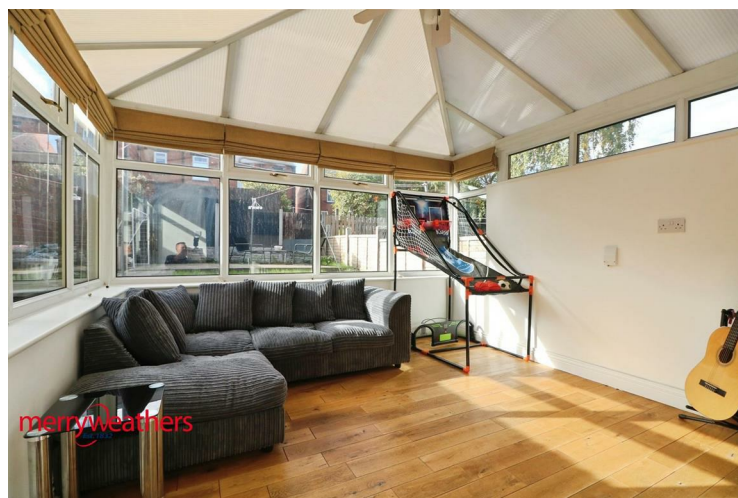
With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace. The room is decorated neutrally with carpet to the flooring.

### Kitchen 15'2" x 10'4" reducing to 7'1" (4.63 x 3.16 reducing to 2.17)



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, With central heating radiator, useful under stairs storage cupboard and space for a dining table and chairs.

### Conservatory 11'7" x 10'5" (3.54 x 3.20)



Built upon a brick base with UPVC glazing to include a side facing entrance door, central heating radiator and enjoying views over the rear garden.

### Bedroom One 11'6" x 10'9" (3.53 x 3.29)



With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The bedroom also provides access to the attic bedroom.

### Bedroom Two 10'4" x 8'10" (3.17 x 2.70)



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

### Attic Bedroom 13'9" x 14'0" (4.20 x 4.28)



With a side facing UPVC window, central heating radiator and storage up to the eaves. The attic room is accessed through bedroom one.

### Bathroom 6'7" x 7'5" (2.02 x 2.27)



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

### External



To the front of the property is a slated garden secured by a brick wall and iron gate.

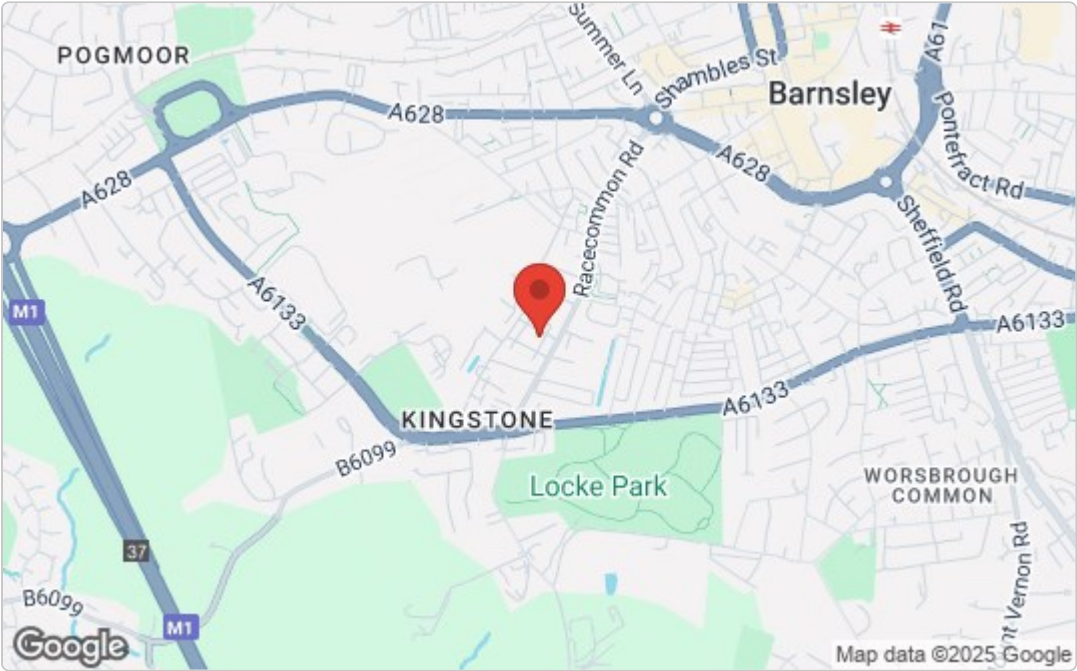
To the rear of the property is a laid to lawn garden with patio area.



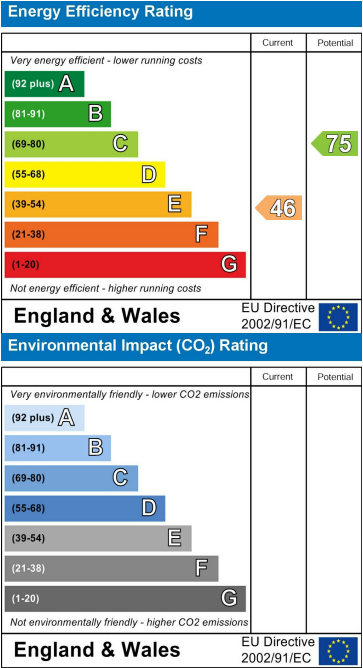
Floor Plan



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](http://www.merryweathers.co.uk)

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