



1 Tower Street, Barnsley, S70 1QS

**Offers In Excess Of £120,000**

READY TO MOVE STRAIGHT IN.

Merryweathers are proud to offer to the market this fantastic end of terrace property which has recently undergone a full renovation with new roof and new boiler. The property is offered to the market with NO VENDOR CHAIN and briefly comprises of a lounge, kitchen, two bedrooms and family bathroom. The property has been decorated throughout and features new carpets making it ideal for a First Time Buyer or Investor.

Call Merryweathers today to arrange your viewing on 01226 730850.

### Lounge 11'9" x 11'9" (3.60 x 3.60)



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 11'10" x 11'10" (3.62 x 3.63)



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, space for a dining table and door to the cellar.

### Bedroom One 11'10" x 11'10" (3.63 x 3.61)



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling. The room benefits from neutral décor and carpet to the flooring.

### Bedroom Two 6'5" x 12'0" (1.96 x 3.66)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room benefits from neutral décor and carpet to the flooring with built in storage cupboard also.

### Bathroom 8'7" x 5'2" (2.64 x 1.58)



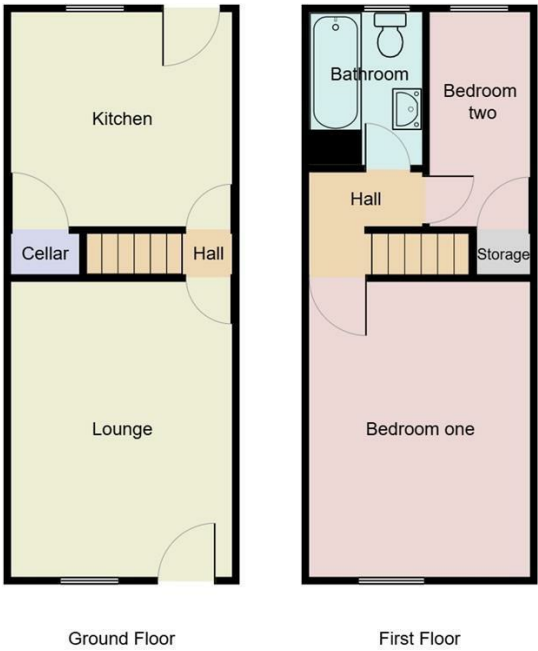
With a three piece suite comprising a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External

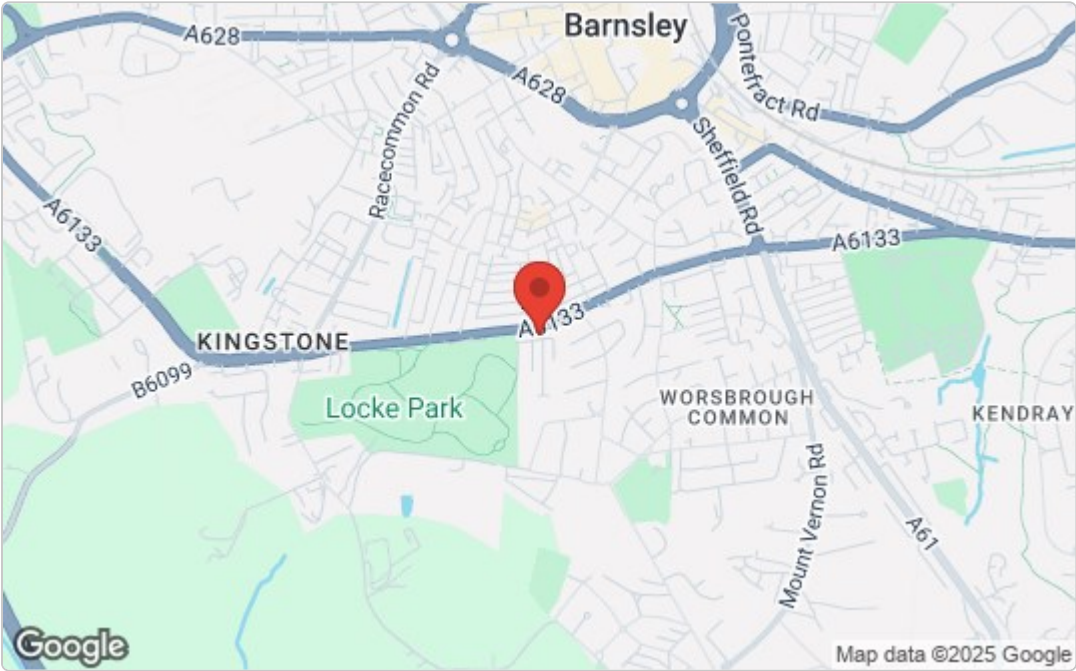


To the rear of the property is a shared open garden space.

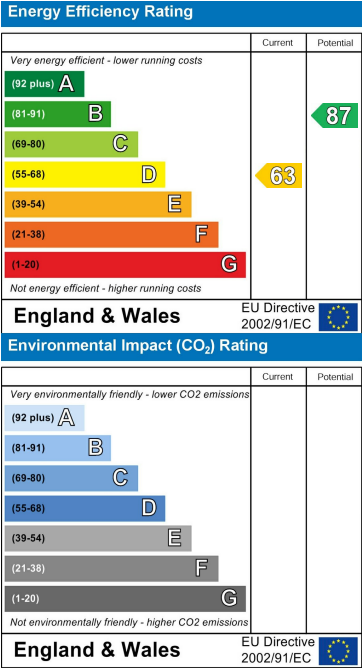
Floor Plan



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**  
**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ  
**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk  
**Offices also at: Rotherham & Mexborough**  
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

