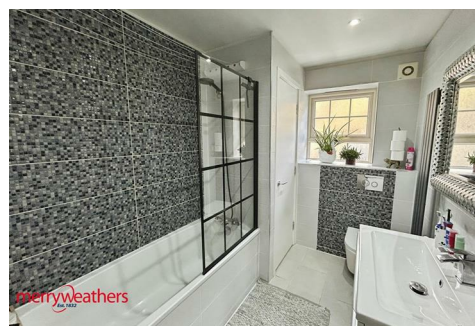




126 Barnsbridge grove, S70 3RW

**Asking Price £190,000**

Offered to the market is this well presented THREE BEDROOM town house in a popular location just out Barnsley town centre.

The property briefly comprises of an open plan Kitchen lounge with space for dining, three generously sized bedrooms with en suite to the master and family bathroom. The property features a driveway to the front providing off road parking for one vehicle and family sized garden to the rear with decking area.

Viewings are highly recommended to appreciate what this property has to offer.

Call MERRYWEATHERS on 01226 730850 to arrange your viewing today.



### Entrance Hall

With a front facing entrance door, central heating radiator and handy walk in storage area.

### Kitchen Diner Lounge



This kitchen/ lounge has wall and base units, a double glazed window, an integrated oven, microwave and dishwasher, an electric hob, an extractor fan, a sink and drainer, double glazed French doors and a radiator.

### Master Bedroom 14'11" x 15'8" (4.56 x 4.79)



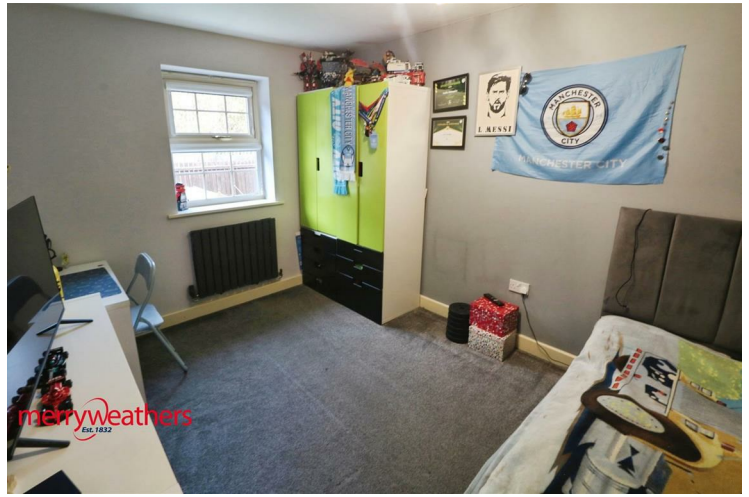
With a front facing UPVC window, central heating radiator and a range of comprehensive fitted wardrobes.

### En suite 7'9" x 4'9" (2.38 x 1.47)



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

### BedroomTwo 8'10" x 12'11" (2.71 x 3.95)



With a rear facing UPVC window and central heating radiator.

### Bedroom Three 8'10" x 12'3" (2.70 x 3.74)



With a front facing UPVC window and central heating radiator.

### Family Bathroom 8'2" x 6'5" (2.51 x 1.97)



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

## Front Elevation



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.

The front of the property provides off road parking for one vehicle.

## Rear Elevation



To the rear of the property is a laid to lawn garden with decking area perfect for entertaining on those warmer days.

## Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Mid Town House

Construction type Brick 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

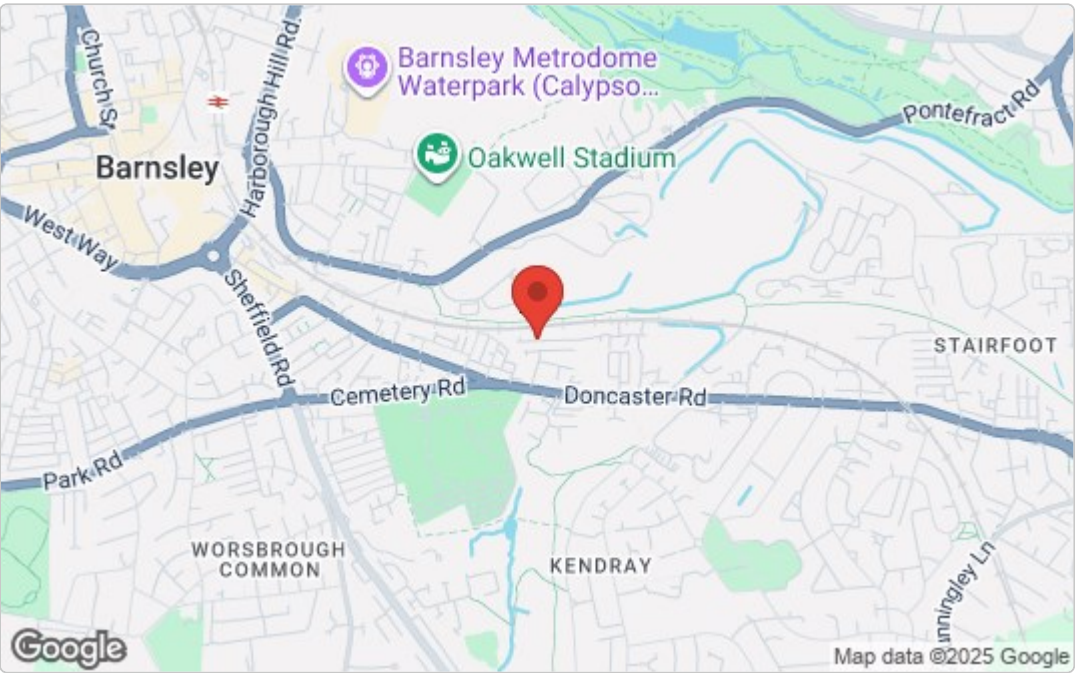
All buyers are advised to check the Coal Authority



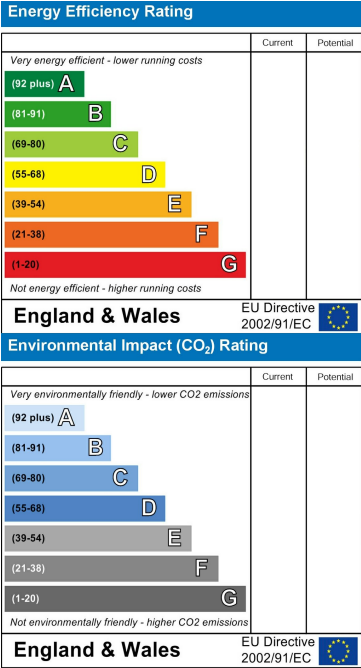
Floor Plan



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.

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