



148 Fish Dam Lane, Barnsley, S71 2RW

Offers In The Region Of £170,000

Offered to the open market is this traditional recently refurbished three bedroom semi detached home located in the popular location of Monk Bretton offering spacious and modern family accommodation. With off road parking for more than one vehicle provided via the driveway, benefiting from a conservatory to the rear overlooking the enclosed gardens. An early viewing is recommended to fully appreciate the accommodation on offer.

Call 01226 730850 to arrange your viewing today!!

Entrance Hall

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

Lounge 12'6" x 11'8" (3.83 x 3.56)



With a front facing upvc window, central heating radiator and decorative coving to the ceiling.

Kitchen 19'9" x 9'11" (6.02 x 3.03)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with an Electric hob and Oven and integrated microwave. The room hosts a central heating radiator, side facing upvc entrance door and useful under stairs storage area, there is also space and plumbing for a automatic washing machine.

Conservatory 8'0" x 9'8" (2.44 x 2.95)



Built from a UPVC frame with double doors to the rear enjoying views over the rear garden.

Bathroom 7'5" x 4'8" (2.28 x 1.44)



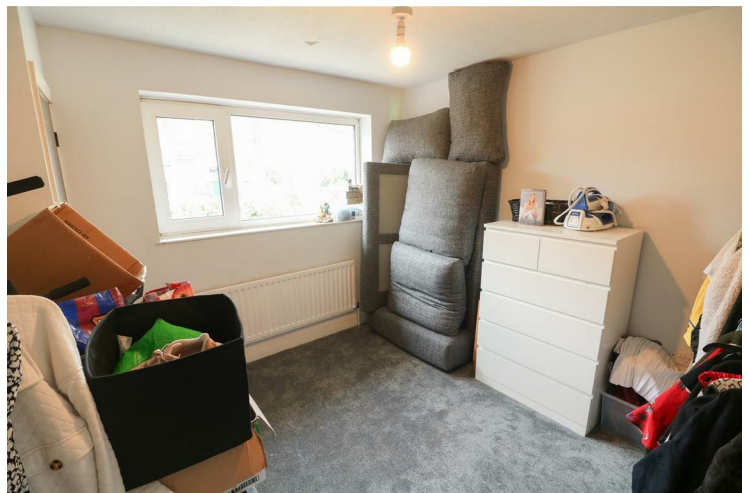
With a three piece suite comprising of a bath with shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 12'0" x 10'11" (3.66 x 3.33)



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

Bedroom Two 10'6" x 10'10" (3.21 x 3.31)



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

Bedroom Three 8'0" x 9'1" (2.45 x 2.78)



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

External

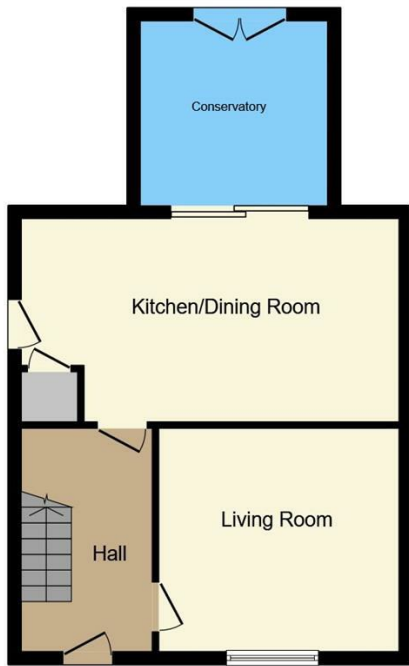


To the front of the property its a gravelled garden providing off road parking for two vehicles. To the rear is a laid to lawn garden with patio area.

Material Information

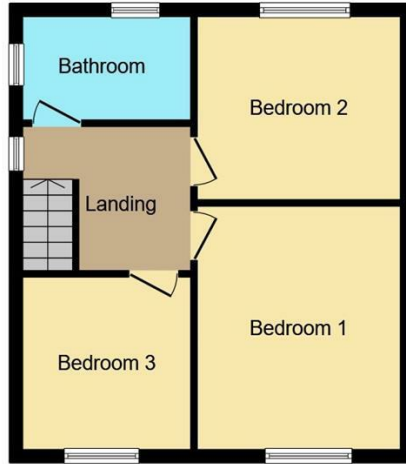
The Property is under Barnsley
Council Tax A
The Property Is Freehold
EPC Rating E

Floor Plan



Ground Floor

Floor area 50.9 sq.m. (548 sq.ft.) approx



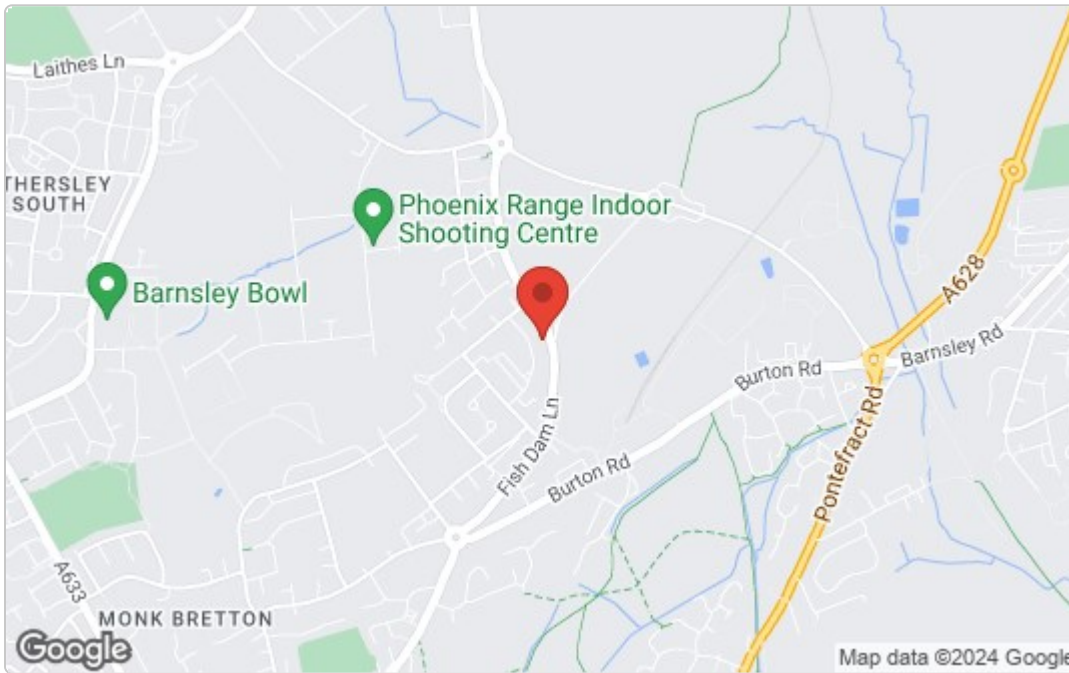
First Floor

Floor area 41.5 sq.m. (447 sq.ft.) approx

Total floor area 92.5 sq.m. (995 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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