



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)



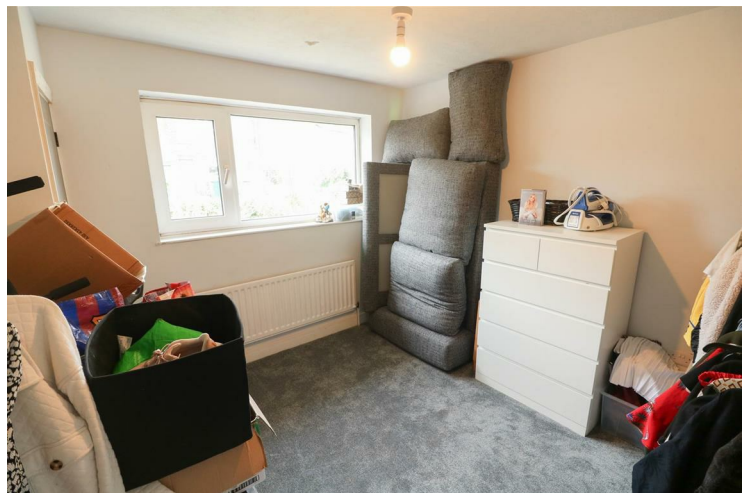
With a three piece suite comprising of a bath with shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

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

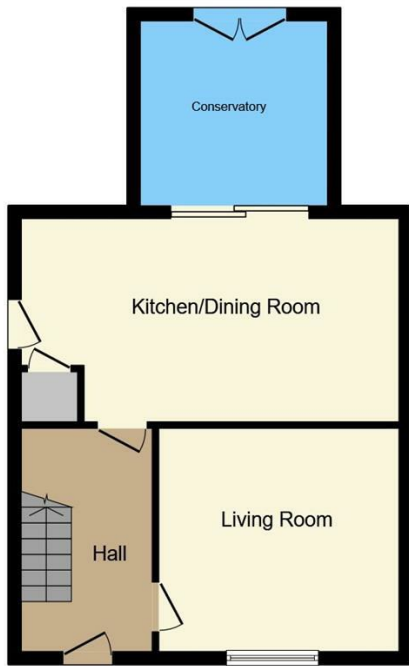


To the front of the property its a gravelled garden providing off road parking for two vehicles. To the rear is a laid to lawn garden with patio area.

Material Information

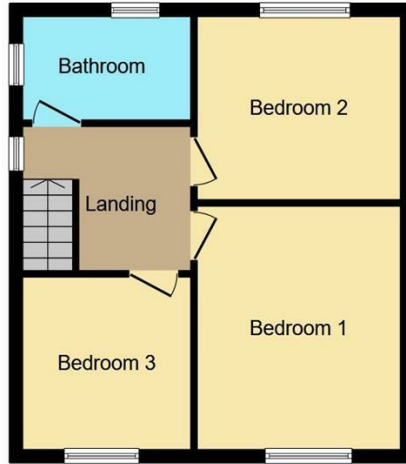
The Property is under Barnsley
Council Tax A
The Property Is Freehold
EPC Rating E

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

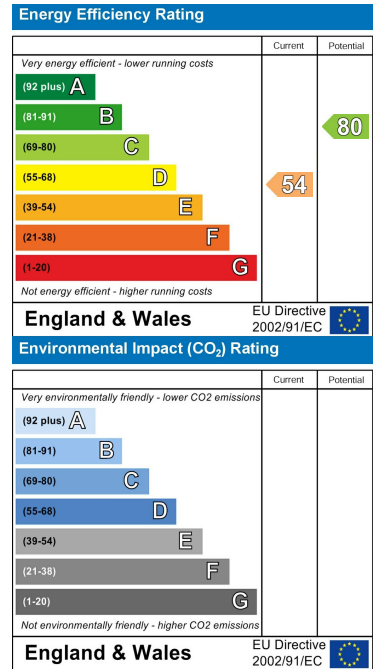
Total floor area 92.5 sq.m. (995 sq.ft.) approx

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



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