



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

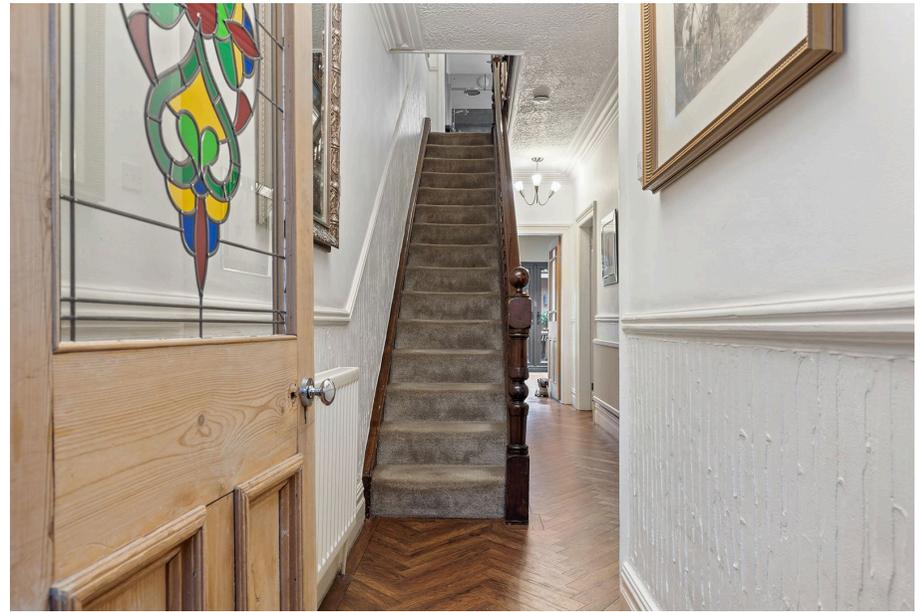
# Victoria Crescent, Barnsley, S75 2SH

Offers Over £300,000

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- VICTORIAN VILLA
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- WEALTH OF CHARM & CHARACTER
- BEAUTIFULLY FINISHED THROUGHOUT
- MODERN KITCHEN
- SUPERB 4 PIECE BATHROOM
- FANTASTIC GARDEN BAR
- SOUGHT AFTER LOCATION
- CLOSE TO TOWN CENTRE AMENITIES, SCHOOLS & TRANSPORT LINKS



LUXURY, CHARACTER AND CONTEMPORARY ELEGANCE ... THIS EXQUISITE MID-TERRACE VICTORIAN VILLA, SITUATED ON THE HIGHLY DESIRABLE VICTORIA CRESCENT, OLDTOWN, BARNSELY, OFFERS FOUR GENEROUS BEDROOMS ACROSS THREE STUNNING STOREYS, TWO SPACIOUS RECEPTION ROOMS AND A PRIVATE GARDEN WITH BESPOKE SUMMER BAR – THE PERFECT BLEND OF HISTORIC CHARM AND MODERN LUXURY LIVING. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER.



TOTAL FLOOR AREA: 2012 sq ft (186.9 sq m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, measurements of floor, wall, ceiling, stairs and any other details are approximate and for informational purposes only. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The terms, conditions and exclusions apply to all offers and no guarantee as to their opportunity or efficiency can be given.  
 Marked with the logo of the company.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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