



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Gawber Road, Barnsley, S75 2AP

Offers In Region Of £159,500

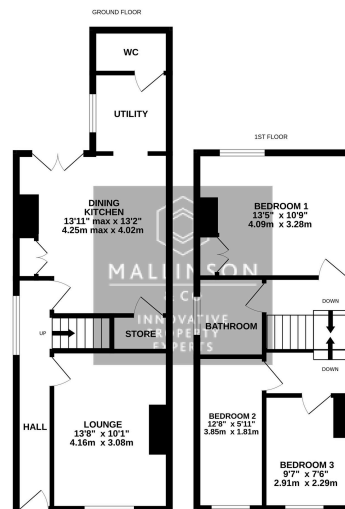
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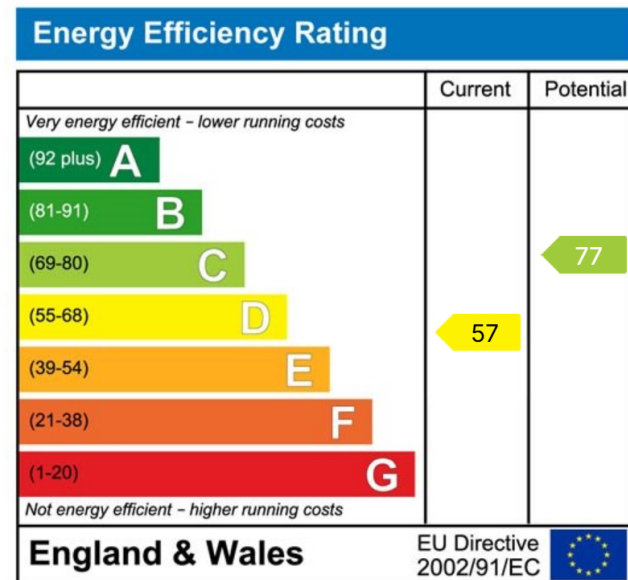
- END TERRACE
- 3 BEDROOMS
- RECENTLY RENOVATED
- NEWLY FITTED KITCHEN & UTILITY
- NEW BATHROOM & DOWNSTAIRS W.C.
- GOOD SIZED REAR GARDEN
- CLOSE TO BARNSELY HOSPITAL & TOWN CENTRE AMENITIES
- EASY ACCESS TO M1 MOTORWAY NETWORK
- NO UPPER VENDOR CHAIN
- EARLY VIEWING IS RECOMMENDED



BEAUTIFULLY RENOVATED THROUGHOUT, THIS STONE-FRONTED THREE-BEDROOM END TERRACED HOME OFFERS A PERFECT BALANCE OF MODERN DESIGN AND TRADITIONAL CHARACTER. FINISHED TO A HIGH STANDARD, THE PROPERTY FEATURES TWO RECEPTION AREAS, AN OPEN-PLAN KITCHEN, UTILITY AND DOWNSTAIRS WC, ALONGSIDE A GENEROUS JUST OFF SOUTH-FACING GARDEN. IDEALLY POSITIONED CLOSE TO THE HOSPITAL AND OFFERING EASY ACCESS TO BARNESLEY TOWN CENTRE, THIS IS A HOME PERFECTLY SUITED TO FIRST-TIME BUYERS, PROFESSIONALS OR GROWING FAMILIES SEEKING STYLISH, READY-TO-MOVE-INTO ACCOMMODATION IN A CONVENIENT LOCATION.



TOTAL FLOOR AREA: 108 sq. ft. (10.0 sq. m.) approx.
Energy efficiency ratings are based on the predicted energy consumption of the property calculated from assumptions of energy use, building characteristics, and other factors. The actual energy consumption may vary. The energy efficiency rating is based on the predicted energy consumption of the property calculated from assumptions of energy use, building characteristics, and other factors. The actual energy consumption may vary. The energy efficiency rating is based on the predicted energy consumption of the property calculated from assumptions of energy use, building characteristics, and other factors. The actual energy consumption may vary.



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