

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Ivy Farm Close, Barnsley, S71 3EG

Offers In Region Of £299,950

3 2 1







- THREE-BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUS GROUND FLOOR LIVING SPACE
- SEPARATE LOUNGE AND DINING AREAS
- MODERN FITTED KITCHEN WITH BREAKFAST BAR
- CONTEMPORARY FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- COMPOSITE DECKING AND ARTIFICIAL LAWN
- EXTERNAL GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES



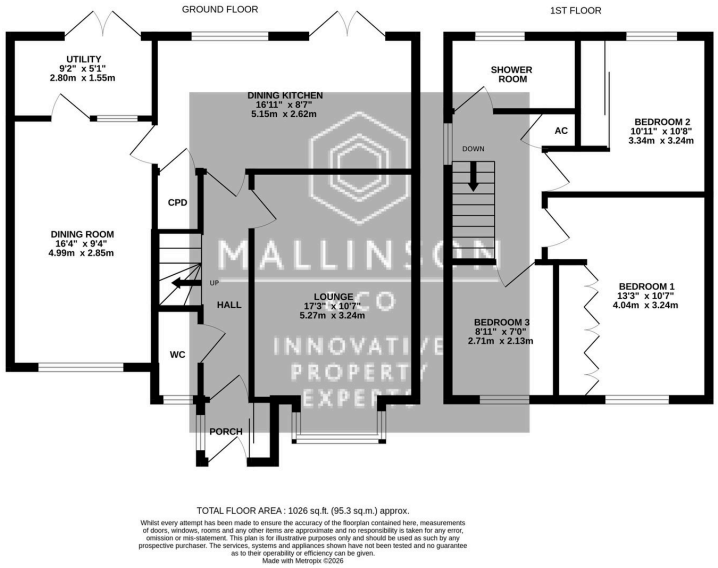






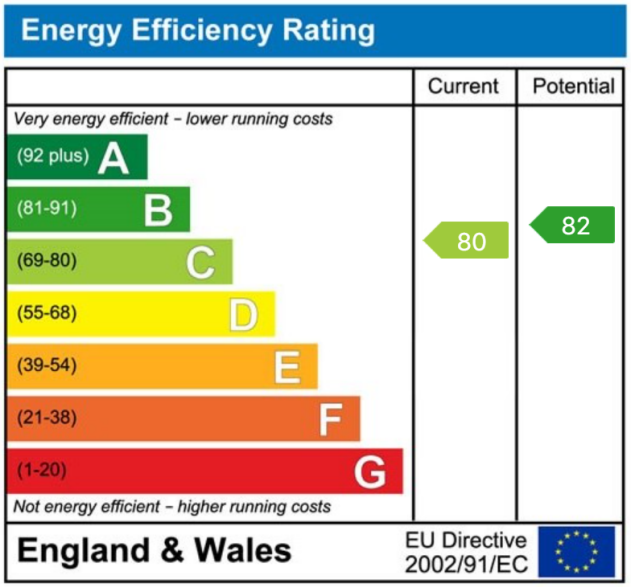
OCCUPYING A DESIRABLE RESIDENTIAL POSITION IN BARNSLEY, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS. THE PROPERTY HAS BEEN THOUGHTFULLY DESIGNED WITH EXCELLENT LIVING SPACE AT GROUND FLOOR LEVEL, INCLUDING A SPACIOUS LOUNGE, SEPARATE DINING AREA AND WELL-APPOINTED KITCHEN, WHILST THE LANDSCAPED REAR GARDEN PROVIDES THE PERFECT SETTING FOR ENTERTAINING. THE PROPERTY FURTHER BENEFITS FROM THREE BEDROOMS, FITTED STORAGE THROUGHOUT, A MODERN FAMILY BATHROOM, DRIVEWAY PARKING FOR THREE VEHICLES, GARAGE AND A FANTASTIC ENCLOSED REAR GARDEN WITH RAISED COMPOSITE DECKING, ARTIFICIAL LAWN AND COVERED BARBECUE AREA.





TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mallinson & Co
Office: 01226 414 150
Email: ben@mallinsonandco.co.uk
Web: www.mallinsonandco.co.uk
Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT