



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

## Gawber Road, Barnsley, S75 2AP

Offers In Region Of £169,500

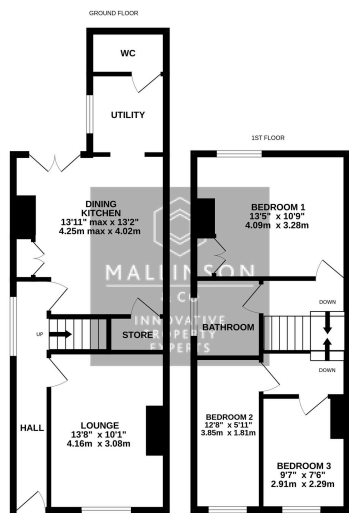
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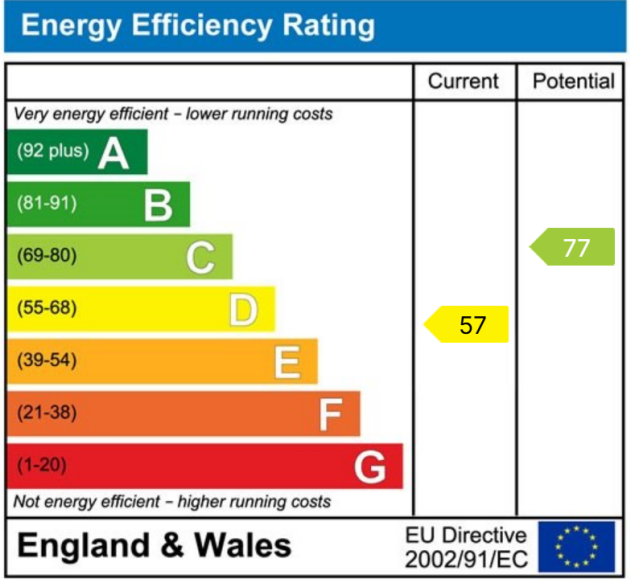
- EARLY VIEWING IS RECOMMENDED
- EASY ACCESS TO M1 MOTORWAY NETWORK
- GOOD SIZED REAR GARDEN
- NEWLY FITTED KITCHEN & UTILITY
- 3 BEDROOMS
- NO UPPER VENDOR CHAIN
- CLOSE TO BARNSELY HOSPITAL & TOWN CENTRE AMENITIES
- NEW BATHROOM & DOWNSTAIRS W.C.
- RECENTLY RENOVATED
- END TERRACE



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: 105 sq. ft. (7.7 sq. m.) approx.  
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**INNOVATIVE  
PROPERTY  
EXPERTS**

**Mallinson & Co**

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