





Moorbridge Crescent,Brampton Barnsley S73 0XZ

william h brown

welcome to

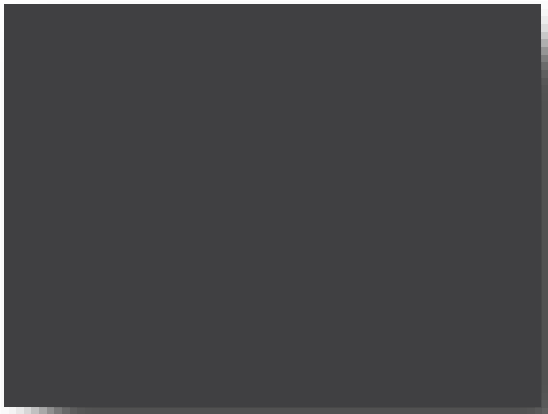
Moorbridge Crescent, Brampton Barnsley

MORE THAN MEETS THEY EYE AT MOORBRIDGE! Offered with NO CHAIN, this well presented 3-bed semi boasts a lounge, dining room, conservatory & kitchen. Driveway, rear garden & scope to add your own stamp. Close proximity to schools, shops, amenities & transport links! CALL NOW!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Hall
Having a front facing entrance door and a rear facing door providing access to the garden

Lounge
A bright and welcoming living space having a front facing window and a central heating radiator.

Dining Room
A well-proportioned dining space with patio doors leading into the conservatory and a central heating radiator.

Conservatory
A lovely addition to the home, having surrounding windows and patio doors providing access to the garden.

Kitchen
Fitted with a range of wall and base units, a sink and drainer, an integrated electric oven, gas hob and cooker hood. Having a rear facing window and a rear facing door providing access outside.

Landing
Having a side facing window, a built-in storage cupboard and access to the loft space.

Bedroom One
A well-proportioned bedroom having a front facing window and a central heating radiator.

Bedroom Two
A good-sized bedroom having a front facing window and a central heating radiator.

Bedroom Three
A well-presented bedroom having a rear facing window and a central heating radiator.

Bathroom
Fitted with a bath, hand wash basin and WC. Having a rear facing window and a central heating radiator.

Exterior
To the front of the property is a driveway providing off-road parking. To the rear is an enclosed garden with a patio area, ideal for outdoor seating and entertaining.

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Moorbridge Crescent, Brampton Barnsley

- 3 bedroom semi-detached. EPC C. Council Tax A
- Well placed for local amenities, schools, shops, transport links & Cortonwood Retail park
- Well presented throughout
- Spacious - lounge, dining room, kitchen & conservatory
- Driveway to the front

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£115,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120828

The Property Ombudsman

Property Ref:
MXB120828 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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