



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Roman Road, Darton, Barnsley, S75 5DG

Offers Over £275,000

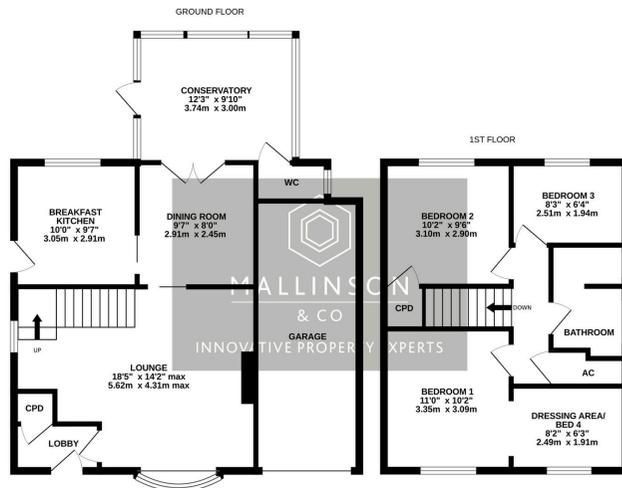
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- DETACHED
- 2 RECEPTION ROOMS
- DINING KITCHEN
- GARDENS TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- 3 BEDROOMS
- CONSERVATORY
- BATHROOM & DOWNSTAIRS WC
- GARAGE & DRIVEWAY
- IDEAL FOR FIRST TIME BUYER OR FAMILY PURCHASER



A WELL-PRESENTED THREE-BEDROOM DETACHED PROPERTY OFFERING VERSATILE LIVING ACCOMMODATION, INCLUDING TWO RECEPTION ROOMS, A CONSERVATORY AND A SINGLE GARAGE, WITH OFF-STREET PARKING AND GARDENS TO THE FRONT AND REAR. THE PROPERTY IS IDEALLY SUITED TO FAMILIES OR FIRST-TIME BUYERS AND BENEFITS FROM A PRACTICAL LAYOUT, GENEROUS ROOM SIZES AND EXCELLENT OUTDOOR SPACE.



TOTAL FLOOR AREA: 1192 sq ft (110.7 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
 Made with Intergo 10/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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