



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Kensington Road, Old Town, Barnsley, S75

Offers Over £635,000

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- 1902 PERIOD DETACHED HOME
- 5 DOUBLE BEDROOMS
- 3 BATHROOMS
- PERIOD FEATURES INCLUDING ORIGINAL FIREPLACES, DECORATIVE CARVED WOOD PANELING AND CORNICES
- SOUGHT AFTER LOCATION OF OLD TOWN
- LARGE OPEN PLAN LIVING KITCHEN
- 3 RECEPTION ROOMS
- RECENT BASEMENT CONVERSION WITH UTILITY, GAMES ROOM & GYM
- WALKING DISTANCE TO BARNSELY TOWN CENTRE, SCHOOLING AND TRANSPORT LINKS

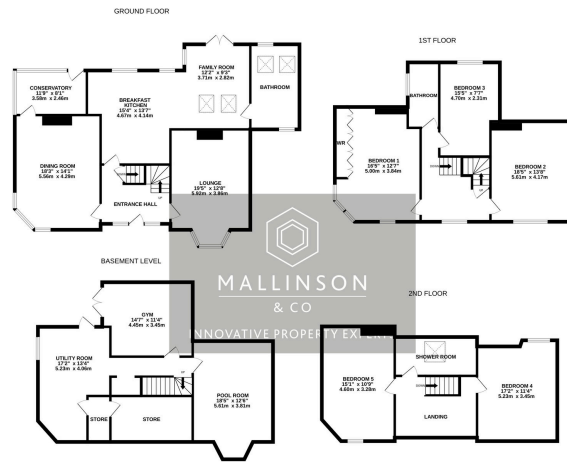
• CARPORT & GARAGE WITH OFF STREET PARKING AND EV CHARGER



ONE OF A KIND EDWARDIAN FAMILY HOME ... THIS OUTSTANDING 5 BEDROOM DETACHED FAMILY HOME FILLED WITH AN ABUNDANCE OF CHARM AND CHARACTER THROUGHOUT, IS SITUATED ON A DECEPTIVELY SPACIOUS WRAP AROUND PLOT WITHIN ONE THE TOWNS MOST SOUGHT AFTER AND ESTABLISHED LOCATIONS OF OLD TOWN.

ORIGINALLY BUILT IN 1902, THE 3250-SQ.FT. HOME HAS BEEN LOVINGLY RESTORED AND REFURBISHED BY THE CURRENT VENDORS. FEATURING A STUNNING OPEN PLAN LIVING BREAKFASTING KITCHEN, THREE SPACIOUS RECEPTION ROOMS, FIVE DOUBLE BEDROOMS, 3 HOUSE BATHROOMS, 2 WITH FREESTANDING BATHTUBS, BASEMENT CONVERSION, AMPLE OFF-STREET PARKING AND A LOW MAINTENANCE AND VERY PRIVATE TIERED WRAP AROUND GARDEN.

IDEALLY LOCATED IN BARNESLEY SCHOOLING PERFECT FOR FAMILIES OF CHARACTER.

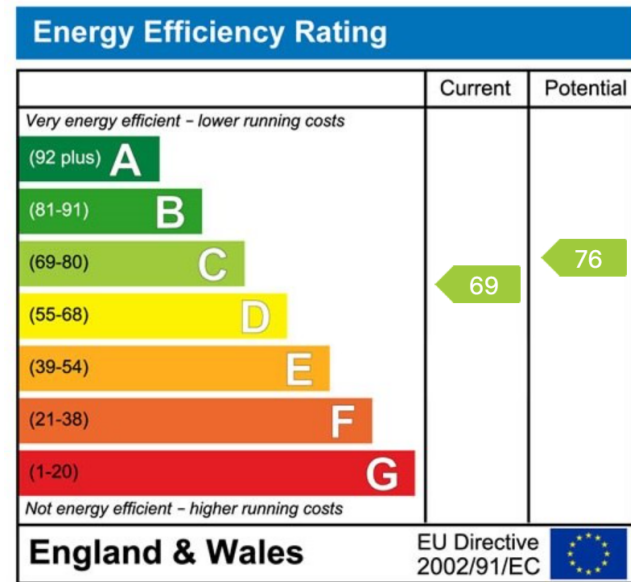


IDEALLY LOCATED IN BARNESLEY SCHOOLING PERFECT FOR FAMILIES OF CHARACTER.

TOTAL FLOOR AREA : 3251sq.ft. (302.0 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.

Made with Metropix 62025



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