



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



**Stainborough Road, Dodworth, Barnsley, S75 3NF**

**Offers Over £175,000**

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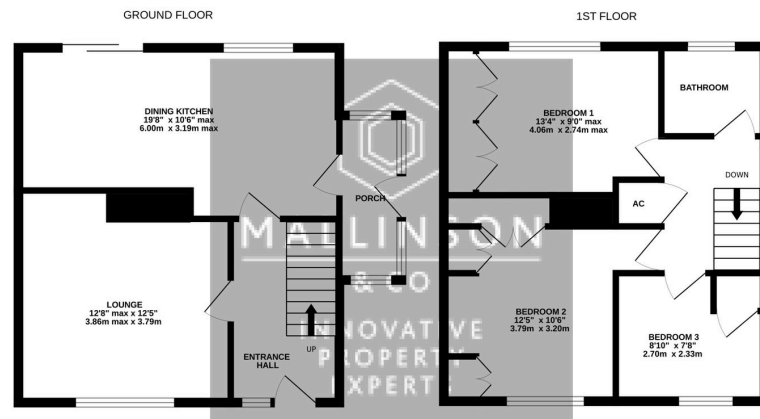
- SEMI-DETACHED PROPERTY • 3 BEDROOMS
- CONTEMPORARY DINING KITCHEN
- SOUTH TO SOUTH-WEST FACING REAR GARDEN
- SOLAR PANELS PROVIDING APPROX £1,500 ANNUAL INCOME
- EXCELLENT ACCESS TO LOCAL AMENITIES, SCHOOLING AND M1 JUNCTION 37
- RECENTLY UPDATED HOUSE BATHROOM
- PARKING SPACE TO THE REAR
- HIGHLY REGARDED DODWORTH LOCATION
- SUITED TO FIRST-TIME BUYERS, COUPLES OR FAMILY PURCHASERS



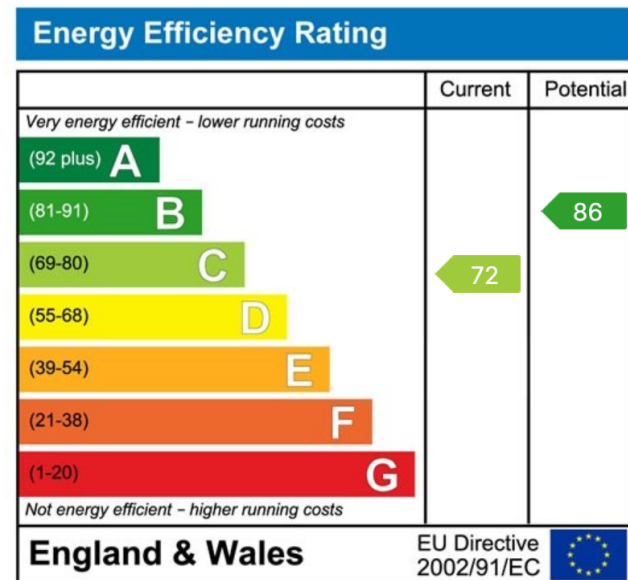




VIEWING IS ESSENTIAL .... SET WITHIN A HIGHLY REGARDED PART OF DODWORTH, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY OVERLOOKING THE VILLAGE GREEN IS IDEALLY SUITED TO FIRST-TIME BUYERS, COUPLES OR THOSE LOOKING FOR A WELL-APPOINTED HOME IN A CONVENIENT LOCATION. THE PROPERTY FEATURES A CONTEMPORARY DINING KITCHEN, GENEROUS LOUNGE, RECENTLY UPDATED HOUSE BATHROOM, ALLOCATED PARKING TO THE REAR AND A SUPERB SOUTH TO SOUTH-WEST FACING REAR GARDEN WHICH CREATES AN EXCELLENT SUN TRAP. THE LOCATION IS PARTICULARLY CONVENIENT, BEING CLOSE TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLING AND OFFERING EASY ACCESS TO THE M1 VIA JUNCTION 37.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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 G5028



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