

Saxton Mee

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**Short Wood Close Birdwell Barnsley S70 5RS**  
**Offers Around £390,000**

**St Luke's**  
Sheffield's Hospice

# Short Wood Close

Barnsley S70 5RS

Offers Around £390,000

**\*\* FREEHOLD \*\* NO CHAIN \*\*** A viewing is highly recommended to truly appreciate the space on offer of this generously proportioned, three double bedroomed, detached bungalow nestled in a lovely spot and backing directly onto farm land, the outlook here is simply stunning. The property has undergone a scheme of modernisation and is a credit to the current owners. The property benefits from ample off-road parking, has two driveways, gardens to three sides, an integral garage, large attic room, internal oak doors, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation comprises: enter through a front uPVC door into the spacious entrance hall with access to a large attic room with Velux windows, power and lighting, the lounge and a double bedroom.

The lounge is spacious, has a large front window, allowing lots of natural light and a feature brick fire place with wooden beam.

From the main entrance hall, a door opens into a further hall, which leads to double bedroom two and double bedroom three. The hall also leads into the bathroom and living kitchen/diner.

The bathroom has a chrome towel radiator, 3 piece suite, including bath with overhead shower, WC and washbasin, set in a combination unit.

The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is space for a Range cooker and American style fridge freezer. uPVC French doors open onto the rear garden providing a perfect extension for indoor/outdoor dining, taking full advantage of panoramic views. A door then opens into the utility room/cloak room with base units and a worktop, along with plumbing for a washing machine, freezer and the combination gas boiler. From the utility room a composite door leads onto the back garden. There is also access to the garage from the utility room which has power, lighting and storage in the roof space.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- RECENTLY REFURBISHED
- LOUNGE, KITCHEN/DINER & UTILITY ROOM
- AMPLE OFF-ROAD PARKING
- GARDENS TO THREE SIDES
- ROLLING COUNTRYSIDE VIEWS
- LARGE ATTIC ROOM
- SUPERB COMMUTER LINKS





## OUTSIDE

To the front is a low wall and privet hedge which encloses a lawned garden. A driveway leads to the integral garage. A further block-paved driveway provides further off-road parking. A garden to the side continues to the rear garden which has two patio areas and a lawn.

## LOCATION

Birdwell continues to be a firm favourite with buyers thanks to its excellent local amenities, countryside surroundings, and superb commuter links – including quick access to junction 36 of the M1.

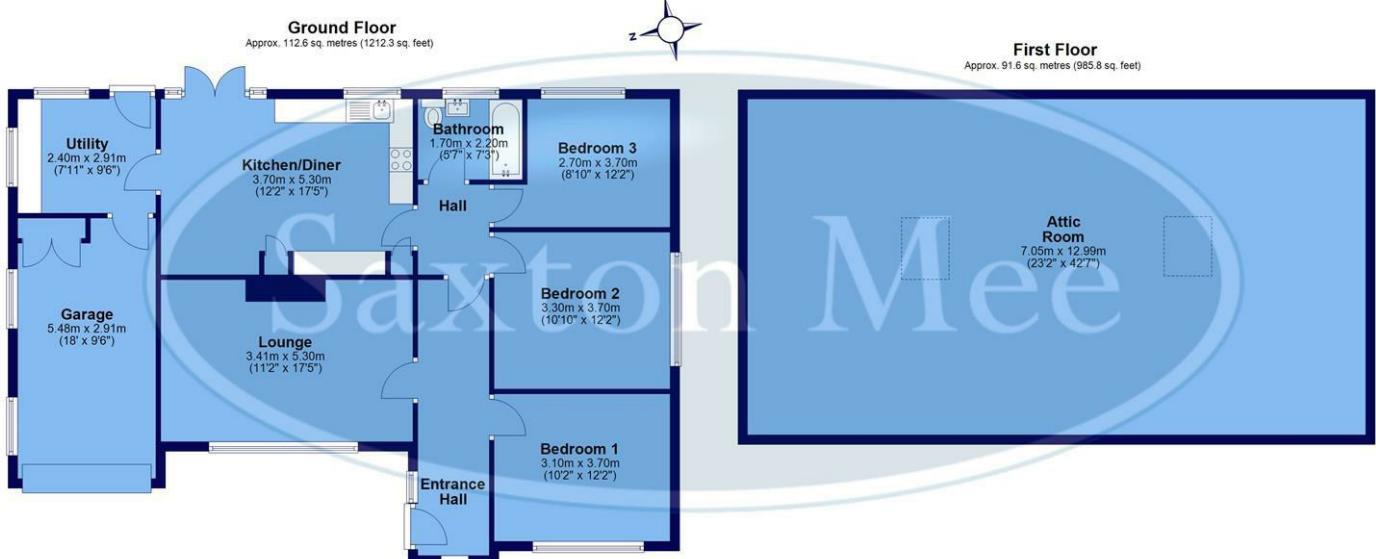
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 204.2 sq. metres (2198.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.

Plan produced using PlanUp.

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A1 plus)	A	79
(B1-B4)	B	61
(C5-C8)	C	
(D9-D11)	D	
(E12-E14)	E	
(F15-F18)	F	
(G19-G21)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A	
(B1-B4)	B	
(C5-C8)	C	
(D9-D11)	D	
(E12-E14)	E	
(F15-F18)	F	
(G19-G21)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC