



## 23 Grange Lane

, Barnsley, S71 5AA

£135,000



A well-presented three-bedroom stone-fronted mid-terrace home, ready to move straight into and ideally suited to a first-time buyer, downsizer, or investor, with a potential rental income of approximately £800 PCM.

Offered to the market with no vendor chain, the property is conveniently positioned within walking distance of the Trans Pennine Trail, local amenities, supermarkets, and excellent transport links, making it an ideal choice for a range of buyers.



## GROUND FLOOR

### LOUNGE

A welcoming and spacious lounge with a front-facing uPVC window allowing an abundance of natural light to flow through, while a radiator provides warmth. A bespoke log-burning stove is set within the chimney breast, resting on a stone hearth with a solid oak mantel above, creating a charming focal point and wood effect laminate flooring.

### DINING KITCHEN

A newly fitted kitchen featuring a range of wall and base units with complementary work surface areas, incorporating a composite countertop sink, reflecting the high standard on offer. Integrated appliances include an electric oven, electric hob, extractor fan, and dishwasher.

A rear-facing uPVC window provides excellent natural light, further enhanced by spot lighting. The room also benefits from a radiator, continuation of the modern laminate flooring, and access to the cellar and rear hallway.

### REAR ENTRANCE

With tiled flooring seamlessly flowing through to the bathroom, radiator and a upvc glazed door to the rear and a door to the bathroom.

### BATHROOM

A modern family bathroom comprising of a panelled bath, a vanity wash hand basin creating storage and a low level wc. Partially tiled walls with complimentary tiled flooring, radiator, spot lighting and a rear facing upvc window.

## FIRST FLOOR

### BEDROOM ONE

A large double bedroom featuring carpeted flooring, a radiator, a front-facing uPVC window, and a useful over-stairs storage cupboard.

### BEDROOM TWO

An ample sized second bedroom with carpeted flooring, radiator and rear facing upvc window.

### BEDROOM THREE

A further bedroom with carpeted flooring, radiator and a rear facing upvc window.

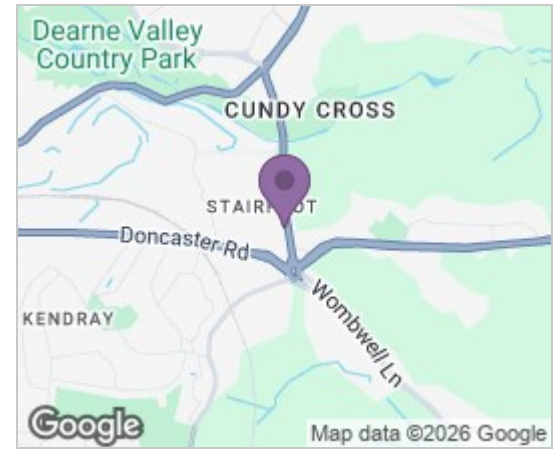
### SHOWER ROOM

A shower room comprising of a built-in shower, wash hand basin and a low level wc. Partially tiled walls with complimentary tiled flooring, radiator and spot lighting.

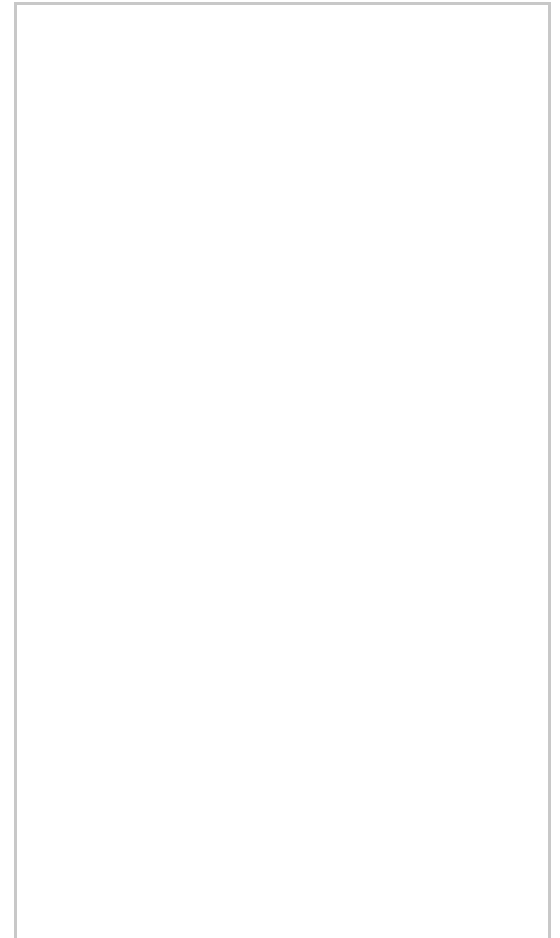
### OUTSIDE

The property occupies an elevated position with a low-maintenance paved frontage. To the rear, there is an enclosed courtyard featuring a fabulous raised decked sun terrace and gated access to the rear.

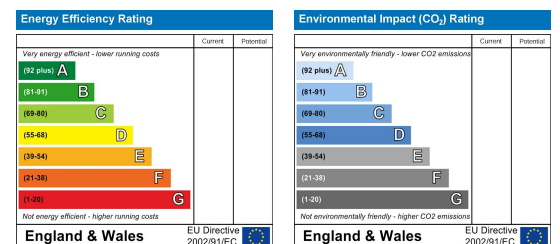
## Area Map



## Floor Plans



## Energy Efficiency Graph



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