



30 BARROW WAY SHEFFIELD, S25 3AB

£270,000
FREEHOLD

Guide Price £270,000 - £280,000

This well-presented family home occupies a desirable corner plot and offers generous living space both inside and out. Ideally suited for family life, the property benefits from a bright south-facing garden, perfect for outdoor entertaining and enjoying sunshine throughout the day.

Inside, the home features a spacious master bedroom complete with a modern en suite, while two additional bedrooms include fitted wardrobes, providing excellent storage solutions. A convenient downstairs cloakroom adds to the practicality of the layout.

Externally, the property boasts a good-sized garden and a private garage, enhancing both lifestyle and storage options. The inclusion of solar panels offers improved energy efficiency and reduced running costs.

Perfectly positioned within a sought-after school catchment area and just a short distance from local shops and amenities, this home combines comfort, convenience, and long-term appeal - making it an ideal choice for families.

**Kendra
Jacob**

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30 BARROW WAY

• Guide Price £270,000 - £280,000 • Perfect Family

Home • Cul De Sac Location • Close To Local Amenities

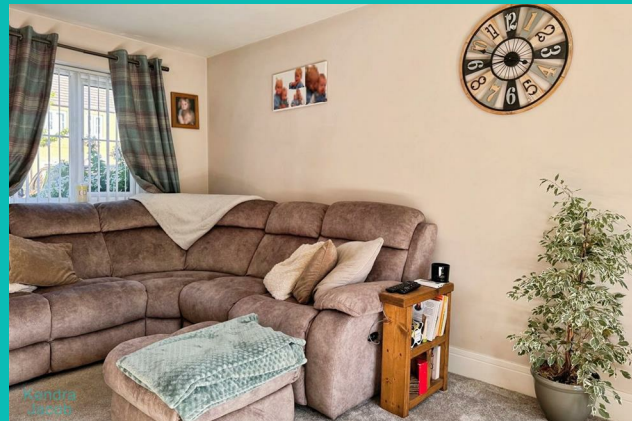
And Schools • Master Bedroom With En Suite

Facilities • SOLAR PANELS • NO CHAIN • Garage and

Excellent Rear Garden With Patio Areas And

Pergola • Desirable Location • BOOK A VIEWING NOW

- DO NOT MISS OUT



Entrance Hall

Composite front door leads into the spacious entrance hall with stairs rising to the first floor accommodation. Superb oak staircase. Two storage cupboards, central heating radiator and laminate flooring.

Lounge

Spacious lounge with dual aspect, window overlooking the front and patio doors opening onto the rear garden and patio area. Central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with complimentary work surfaces over. One and a half bowl sink unit. There are built in appliances including electric oven, hob and extractor, built in microwave, integrated dishwasher and built in fridge freezer. There is a bay window overlooking the side allowing extra natural light and patio doors opening onto the rear garden and patio. Central heating radiator.

Downstairs Cloakroom

Good sized downstairs cloakroom having close coupled WC, vanity wash hand basin, partly tiled walls, central heating radiator and spot lights to the ceiling.

First Floor Landing

Stairs rise to the first floor accommodation having Oak balustrade and hand rail. Access to the loft space. Storage cupboard housing the hot water tank.

Bedroom One

With built in sliding door wardrobes, windows to the front and side elevation and two central heating radiators.

En Suite

With shower cubicle with Rain shower and further shower head, close coupled WC and vanity wash hand basin. Central heating radiator. Mirror. Fully tiled walls.

Bedroom Two

With sliding door fitted wardrobes, windows overlooking the front and central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

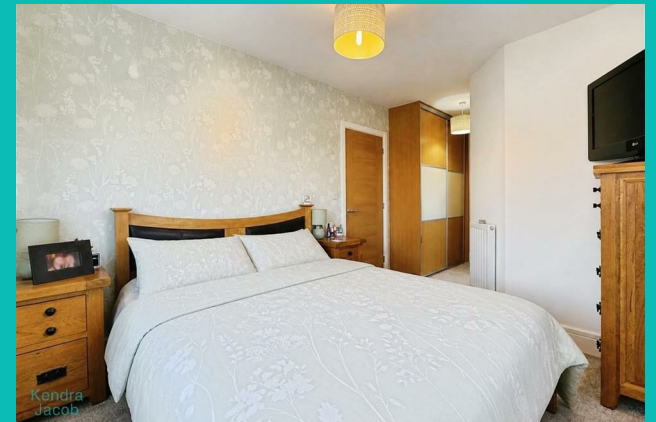
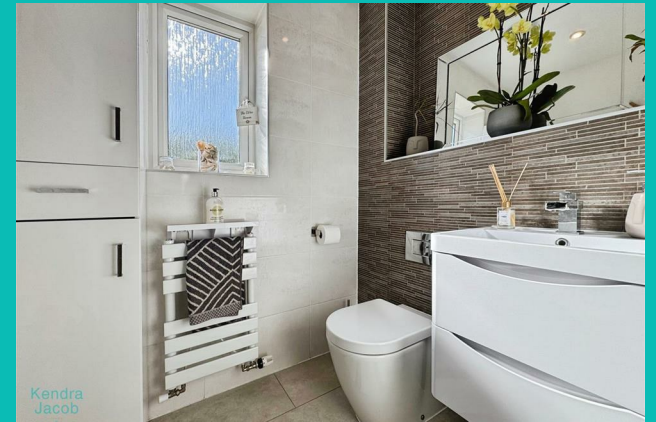
Family Bathroom

With panelled bath with rain shower over and further shower attachment and shower screen, close coupled WC and vanity wash hand basin. There are spot lights to the ceiling, heated towel rail, fully tiled wall, laminate flooring and window overlooking the rear.

Outside

To the front of the property is a driveway providing ample off road parking and leads to the garage. The front garden has pebbled area and fully enclosed. The front garden leads to the side where there is a gate to take you to the rear garden. The rear garden is superb, standing on this corner plot with a South Facing Garden, being mainly laid to lawn with a large patio area and further area perfect for entertaining. There is a pergola which is simply perfect for outdoor living. Garden shed included in the sale.

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ADDITIONAL INFORMATION

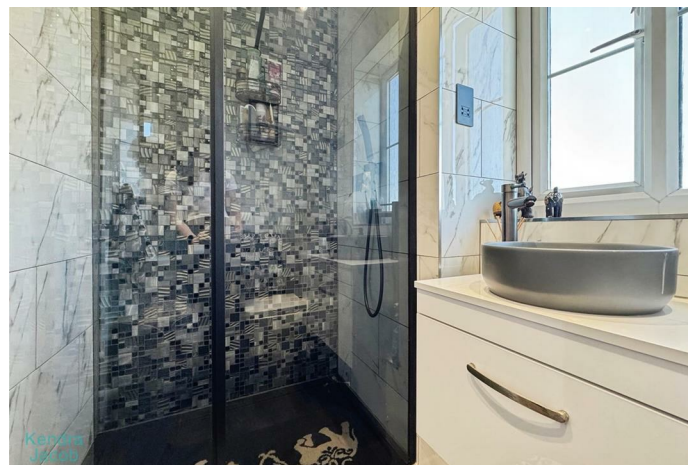
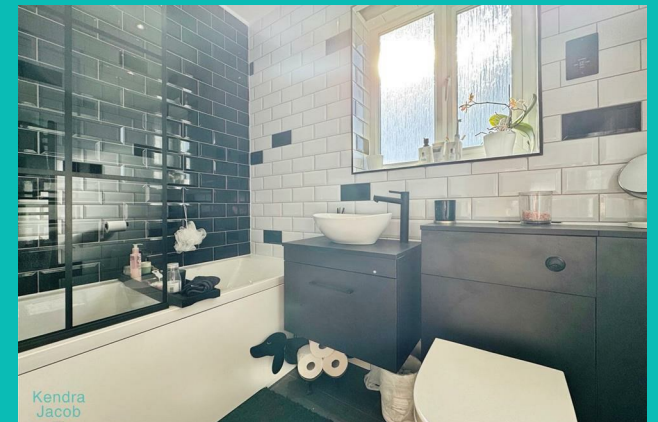
Local Authority – Rotherham Borough Council

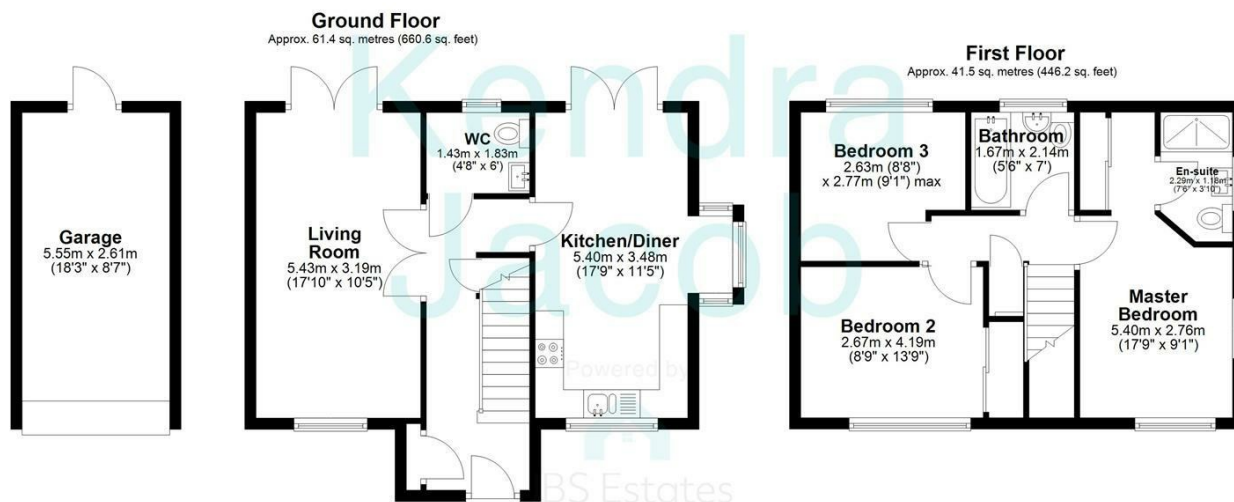
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1106.80 sq ft

Tenure – Freehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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