



## Plots 1 - 4 3 Bedroom Semi-Detached

Priory Road

Offering practical layouts,  
energy-efficient features  
and modern finishes  
throughout



Artist's impressions are used for illustration purposes only. Elevations, external treatments, brick, roof tile colour and window positions may vary.



### Plots 5 & 6 3 Bedroom Semi-Detached

Priory Road

An excellent opportunity to purchase a brand-new home in an established residential setting.

Welcome to Priory Mews, an exciting new collection of six beautifully crafted semi-detached homes designed to combine contemporary style with practical family living.

Built with modern living in mind, these homes offer practical layouts, energy-efficient features and comfortable living spaces for families, first-time buyers and those looking for a brand-new home.

With open-plan kitchen and dining areas, well-proportioned bedrooms and private outdoor spaces, each home has been carefully planned to suit the needs of modern life.

Located within an established residential area, residents can enjoy easy access to local amenities, schools, transport links and nearby green spaces.

Whether commuting to work, taking children to school or enjoying local amenities, everything you need is close at hand.



### FLOOR PLANS

The following internal provisions have been made:  
The ground floor WC is built accordingly for accessibility to first and second floors via stairs or a rear garden access to rear garden.  
Circulation and door widths, are selectively used for changing future needs.

The main family bathroom is adaptable size.

The layout has also been designed taking into account the spatial requirements of the South Yorkshire Regional Energy Route (SRES).

- Adaptable WC / Bathroom
- Creation
- Wider door widths



Ground Floor  
Living/Dining - 31.4m<sup>2</sup>  
Kitchen - 7.4m<sup>2</sup>  
WC - 1.7m<sup>2</sup>  
Store - 4.8m<sup>2</sup>  
Rear Deck - 6.8m<sup>2</sup>

First Floor  
Bedroom 1 - 14.2m<sup>2</sup>  
Bedroom 2 - 11.3m<sup>2</sup>  
Bathroom - 6.5m<sup>2</sup>  
Landing - 3.8m<sup>2</sup>  
Store - 5.8m<sup>2</sup>

Second Floor  
Bedroom 3 - 12.9m<sup>2</sup>  
En-Suite - 2.8m<sup>2</sup>  
Store 1 - 2.8m<sup>2</sup>  
Store 2 - 2.8m<sup>2</sup>

## 58 Station Road, Bolton Upon Dearne, Barnsley, S63 8AD

### Guide Price £275,000

Welcome to Priory Mews, an exclusive new development of just six beautifully designed three-bedroom semi-detached homes, thoughtfully created for modern family living.

Situated in an established residential setting on Priory Road, this boutique development combines contemporary architecture with practical, energy-efficient design, offering an exceptional opportunity for families, first-time buyers, and professionals seeking a stylish new home.

Each property has been carefully planned to maximise space, comfort, and functionality across three floors. The ground floor features a spacious open-plan kitchen, dining and living area extending over 31m<sup>2</sup>, creating a bright and sociable heart of the home ideal for everyday living and entertaining. A convenient ground-floor WC and additional storage enhance practicality.

The first floor offers two generous double bedrooms alongside a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom suite, complete with en-suite shower room and additional eaves storage, creating a private retreat.

Designed with sustainability in mind, the homes incorporate energy-efficient features including solar panels, helping reduce running costs while supporting greener living.

Externally, the development benefits from private outdoor space and dedicated parking, all within easy reach of local amenities, schools, transport links, and nearby green spaces.

## Property Information



## Contact Details

Contact Merryweathers for Further details.

# Floor Plan



## FLOOR PLANS

### The following internal provisions have been made.

The ground floor WC is sized accordingly for adaptability so that a walk-in shower could be installed at a later date should the need arise.

Circulation and door widths are adequately sized for changing future needs.

The stairs are sized so that a stair lift could be installed at a later date.

The main family bathroom is adaptable size.

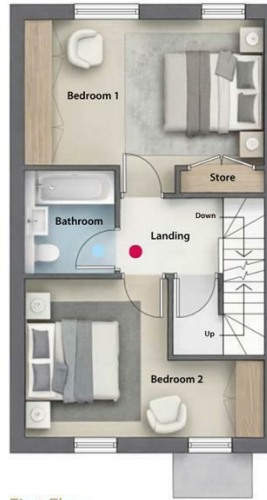
The layout has also been designed taking into account the spatial requirements of the South Yorkshire Residential Design Guide (SYDG).

- Adaptable WC / Bathroom
- Circulation
- Wider door widths



**Ground Floor**

Living/Kitchen/Dining - 31.4m<sup>2</sup>  
 Hallway - 4.1m<sup>2</sup>  
 WC - 2.7m<sup>2</sup>  
 Store - 0.8m<sup>2</sup>  
 Store/Tank - 0.8m<sup>2</sup>



**First Floor**

Bedroom 1 - 16.0m<sup>2</sup>  
 Bedroom 2 - 13.3m<sup>2</sup>  
 Bathroom - 4.0m<sup>2</sup>  
 Landing - 3.3m<sup>2</sup>  
 Store - 0.8m<sup>2</sup>



**Second Floor**

Bedroom 3 - 12.0m<sup>2</sup>  
 En-Suite - 3.8m<sup>2</sup>  
 Store 1 - 3.4m<sup>2</sup>  
 Store 2 - 2.5m<sup>2</sup>

## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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