



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

**Bentham Way, Mapplewell, Barnsley, S75 5QA**

Offers Over £165,000

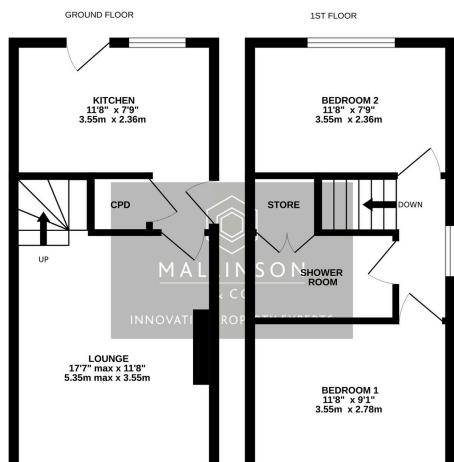
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- SEMI DETACHED
- LOUNGE
- MODERN BATHROOM
- LANDSCAPED REAR GARDEN
- IMMEDIATE VACANT POSSESSION & NO UPPER CHAIN
- 2 DOUBLE BEDROOMS
- DINING KITCHEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS



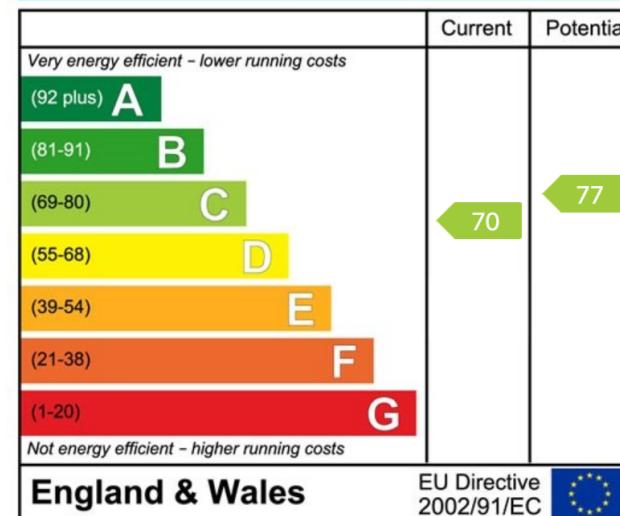
NO VENDOR CHAIN... LOCATED WITHIN A SMALL CUL-DE-SAC IN THE HIGHLY REGARDED VILLAGE OF MAPPLEWELL IS THIS WELL-PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, IDEALLY SUITED TO FIRST-TIME BUYERS OR A YOUNG COUPLE. ENJOYING AMPLE OFF-STREET PARKING, LANDSCAPED GARDENS AND EXCELLENT ACCESS TO BARNSLEY TOWN CENTRE AND LOCAL AMENITIES, THE PROPERTY OFFERS COMFORTABLE, PRACTICAL LIVING IN A POPULAR RESIDENTIAL SETTING.



Whilst every effort has been made to ensure the accuracy of the details contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to have an independent survey carried out on the property. Any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Plans are for illustration purposes only.

Produced with Metropac 2020

### Energy Efficiency Rating



INNOVATIVE  
PROPERTY  
EXPERTS

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