

Saxton Mee



Gate Crescent Dodworth Barnsley S75 3LH
Offers In The Region Of £150,000

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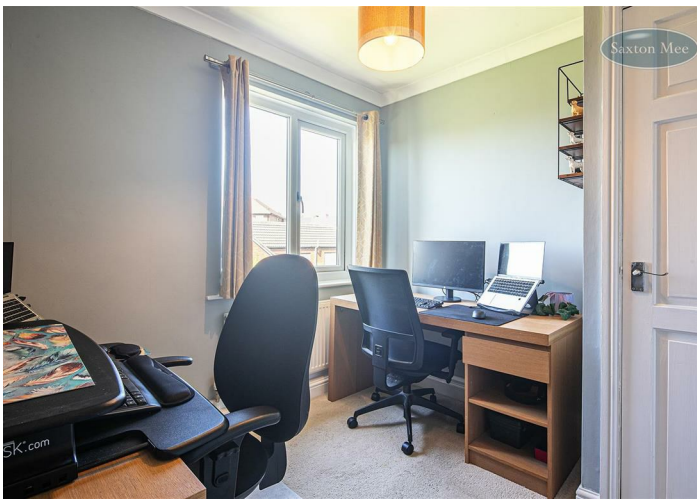
**** FREEHOLD ** WEST FACING REAR GARDEN **** This well presented two bedroom semi detached house, features spacious living areas, a private west facing rear garden, convenient parking, an EV Charger and is ideally located near schools, amenities, and transport links—perfect for first-time buyers or families.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a uPVC door into the entrance lobby with access into the well proportioned lounge with a large front window and an electric fire set in an attractive surround, which is the focal point of the room. A door then opens into the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, fridge freezer along with housing and plumbing for a washing machine and a tumble dryer. There are two useful storage cupboards, one which houses the gas boiler and a rear uPVC entrance door opening onto the garden, providing a perfect extension for outdoor/indoor dining.

From the entrance lobby, a staircase rises to the first floor landing with access into a useful loft space, the two bedrooms and the bathroom. The principal is a good sized double bedroom and has two front windows, allowing natural light, space for furniture and storage under the stairs. Double bedroom two overlooks the rear garden. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER
- STYLISH BATHROOM
- WEST FACING REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING & EV CHARGER
- COMMUTERS DELIGHT
- CLOSE TO AMENITIES
- GREAT FOR SCHOOLS
- POPULAR LOCATION





OUTSIDE

To the front of the property is a driveway providing off-road parking. Access down the side leads to the fully enclosed west facing rear garden which is mostly laid to lawn and has a patio.

LOCATION

Situated in the vibrant village of Dodworth, this property benefits from easy access to local amenities including shops, schools, and healthcare facilities. The area is known for its friendly community atmosphere and excellent transport links, with regular bus services, nearby train station and M1 access offering straightforward connections to Barnsley and beyond.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

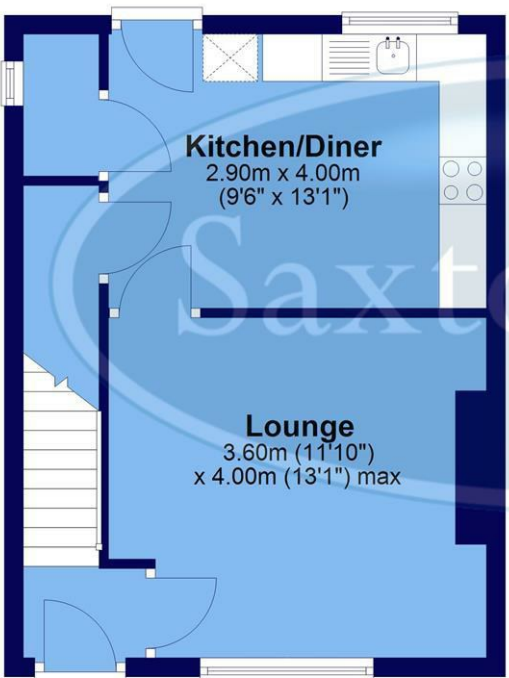
Greg Ashmore MNAEA

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.



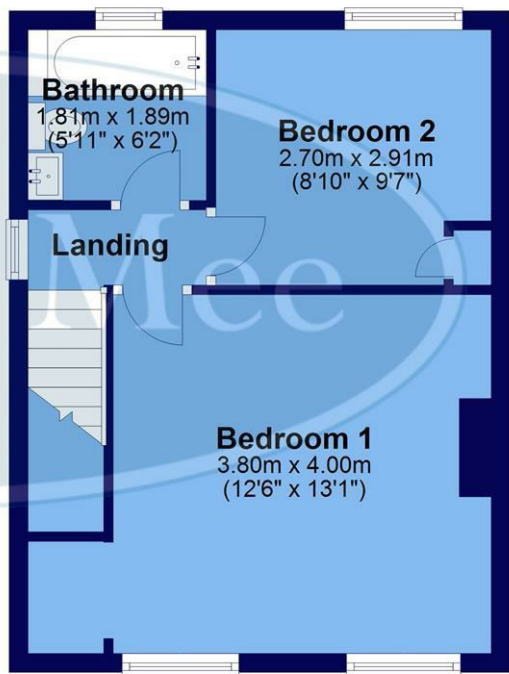
Ground Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		68	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		72	76
England & Wales		EU Directive 2002/91/EC	