



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Park Road, Barnsley, S70 1QL

Offers In Region Of £435,000

 5  3  3



- DETACHED
- SET OVER 4 FLOORS
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- LARGE OPEN PLAN KITCHEN
- 2 HOUSE BATHROOMS
- ATTACHED GARAGE
- MANY ORIGINAL FEATURES
- WALKING DISTANCE OF TOWN CENTRE
- EASY ACCESS TO M1 MOTORWAY NETWORK



SIMPLY OUTSTANDING A RARE OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL FIVE BEDROOM DETACHED PERIOD HOME OFFERING VERSATILE ACCOMMODATION OVER FOUR FLOORS. FEATURING THREE RECEPTION ROOMS, A MODERN OPEN PLAN KITCHEN, SINGLE GARAGE, GARDENS TO THE FRONT AND REAR AND IS IDEALLY SITUATED WITH VIEWS OVERLOOKING LOCKE PARK TO THE FRONT AND BARNSLEY TOWN CENTRE TO THE REAR. AN IDEAL FAMILY HOME CLOSE TO LOCAL AMENITIES, SCHOOLS, BARNSLEY TOWN CENTRE, BARNSLEY HOSPITAL AND THE M1 MOTORWAY NETWORK.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or otherwise can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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