



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

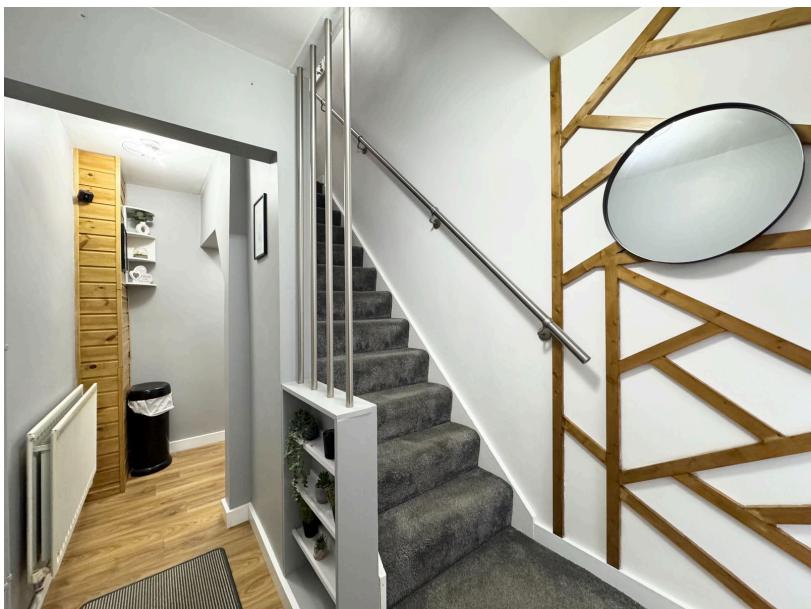
Carnforth Road, Barnsley, S71 2RB

Offers In Region Of £155,000

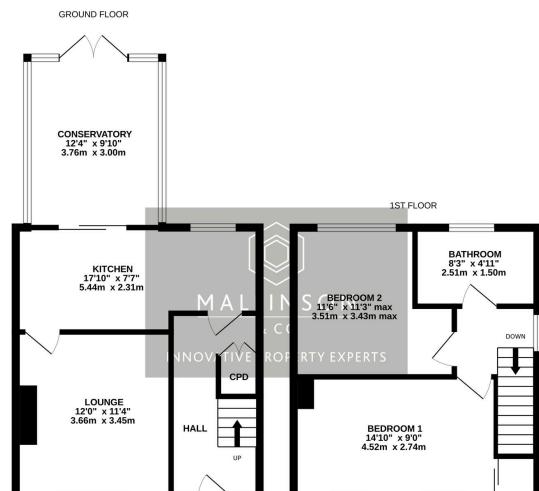
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- SEMI DETACHED
- 2 BEDROOMS
- CONTEMPORARY FIXTURES
- BEAUTIFULLY PRESENTED & FITTINGS THROUGHOUT
- OPEN PLAN KITCHEN DINER
- CONSERVATORY
- MODERN BATHROOM
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



AN IDEAL OPPORTUNITY FOR THE FIRST-TIME BUYER, PROFESSIONAL COUPLE OR INVESTOR. SITUATED ON CARNFORTH ROAD IN BARNSLEY, THIS WELL-PRESENTED TWO BEDROOM SEMI DETACHED HOME OFFERS MODERN INTERIORS, A CONSERVATORY EXTENSION AND GENEROUS REAR GARDEN, ALONG WITH OFF-STREET PARKING TO THE FRONT. THE PROPERTY IS THOUGHTFULLY LAID OUT AND PROVIDES COMFORTABLE, LOW-MAINTENANCE LIVING BOTH INSIDE AND OUT.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	87	
(69-80) C	71	
(55-68) D		
(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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