



**Offers over £220,000**

**TENURE : FREEHOLD**

**St. Andrews Drive, Darton, Barnsley, S75**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Spacious three-bedroom semi detached family home**

**Positioned on a generous corner plot**

**Detached garage with power lighting**

**Multi-fuel log burner creating a cosy living space**

**Modern kitchen with integrated appliances**

**Movenowproperties.com LTD**  
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**01924 249349**

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**Website: <https://movenowproperties.com>**

Movenowproperties are proud to present this three-bedroom semi-detached home, occupying a quiet and private position on St. Andrews Drive, Darton, Barnsley. Offering well-proportioned accommodation over two floors, the property provides an excellent opportunity for a range of buyers. Located in a sought-after residential area, the home is ideally placed close to local amenities, schools, and excellent commuter links, including the M1 motorway and local train services.

## Ground Floor

### Living Room

**Measurements: 13'10" x 12'11" (4.21m x 3.93m)**

A welcoming and cosy living space featuring a composite entrance door with a striking floor-to-ceiling frosted glass side panel, allowing natural light to flood the room. Finished with stylish LVT flooring and a radiator, the focal point of the room is the charming multi-fuel log burner with an oak mantle. A double glazed window overlooks the front aspect, and the room flows seamlessly into the dining area.

### Dining Area

**Measurements: 10'3" x 7'4" (3.13m x 2.24m)**

A bright and practical space, perfect for entertaining, with LVT flooring continuing through. Positioned at the rear and flowing from the living room, the dining area offers space for family meals or entertaining. Patio doors lead directly to the rear garden, creating a pleasant indoor-outdoor connection.

### Kitchen

**Measurements: 10'5" x 6'2" (3.18m x 1.89m)**

A well-appointed kitchen fitted with a range of wall and base units complemented by work surfaces. Featuring an integrated electric oven, four-ring electric hob with cooker hood above, and a 1.5 sink with drainer and mixer tap. There is plumbing for a washing machine or dishwasher and space for a tall fridge freezer. Finished with tiled splashbacks and a double glazed window overlooking the rear garden. The rear-facing window provides views of the garden, adding natural light to the space.

### Stairs and Landing

Carpeted stairs lead to the first floor landing, complete with handrail and radiator. Doors provide access to all bedrooms and the family bathroom. A loft hatch with ladder leads to a boarded loft space, offering excellent additional storage.

## First Floor

### Bedroom One

**Measurements: 11'9" x 8'6" (3.59m x 2.58m)**

A generously sized double bedroom with carpet flooring and two double glazed windows to the front, offering far-reaching views. The room benefits from a radiator, fitted wardrobe, and a useful storage cupboard over the bulkhead.

### Bedroom Two

**Measurements: 9'5" x 7'5" (2.87m x 2.27m)**

A well-proportioned double bedroom featuring carpet flooring, radiator, and a double glazed window overlooking the garden and benefiting from natural light.

### Bedroom Three

**Measurements: 6'11" X 6'1" (2.12m X 1.86m)**

A good-sized third bedroom, ideal as a child's room, home office, or guest room, complete with carpet flooring, radiator, and a rear-facing double glazed window.

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## **Family Bathroom**

**Measurements: 7'5" x 5'2" (2.25m x 1.58m)**

A modern three-piece suite in white comprising a low flush WC, pedestal wash basin, and bath with overhead shower and glass screen. The walls are tiled, and there is a radiator and a frosted double glazed window to the side.

## **Outside**

### **Front Garden & Parking**

A low-maintenance front garden laid with decorative stones and paved path to the front door. Garage located to the front of the property for easy access.

### **Rear Garden**

A private rear garden split over two levels, with low-maintenance artificial lawn and paved patio areas suitable for outdoor dining, children's play, or gardening. The garden is fully enclosed, offering both privacy and security –perfect for relaxing or entertaining.

## **Garage**

**Measurements: 16'9" x 7'5" (5.11m x 2.26m)**

A versatile garage fitted with power and lighting, also currently accommodating a washing machine and space for a dryer—ideal for additional storage or utility use.

## **Location**

Set on St. Andrews Drive in Darton, this property enjoys a peaceful and private setting within a well-regarded residential area. The location benefits from local amenities including shops, pubs, and schools, as well as excellent commuter links via the M1 motorway and nearby train stations. Darton provides a mix of village charm and convenient accessibility to Barnsley and surrounding towns, making it appealing for families and professionals alike.

EPC Rating: 67

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

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All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### **Floor plans**

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### **Viewings**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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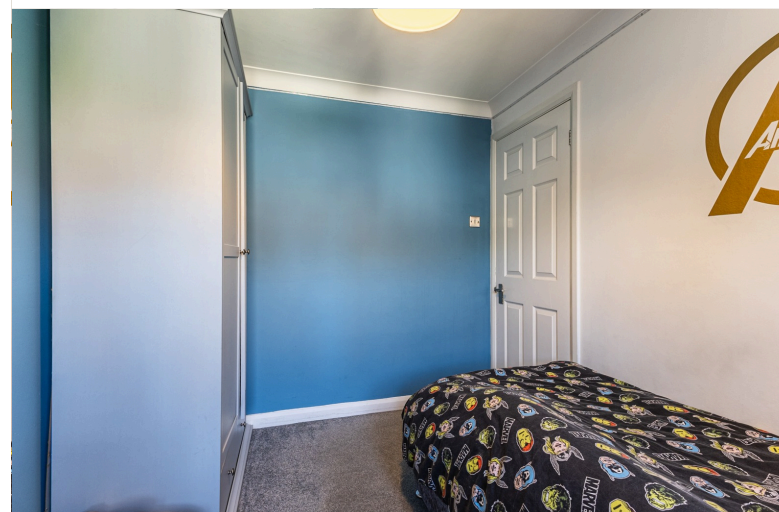
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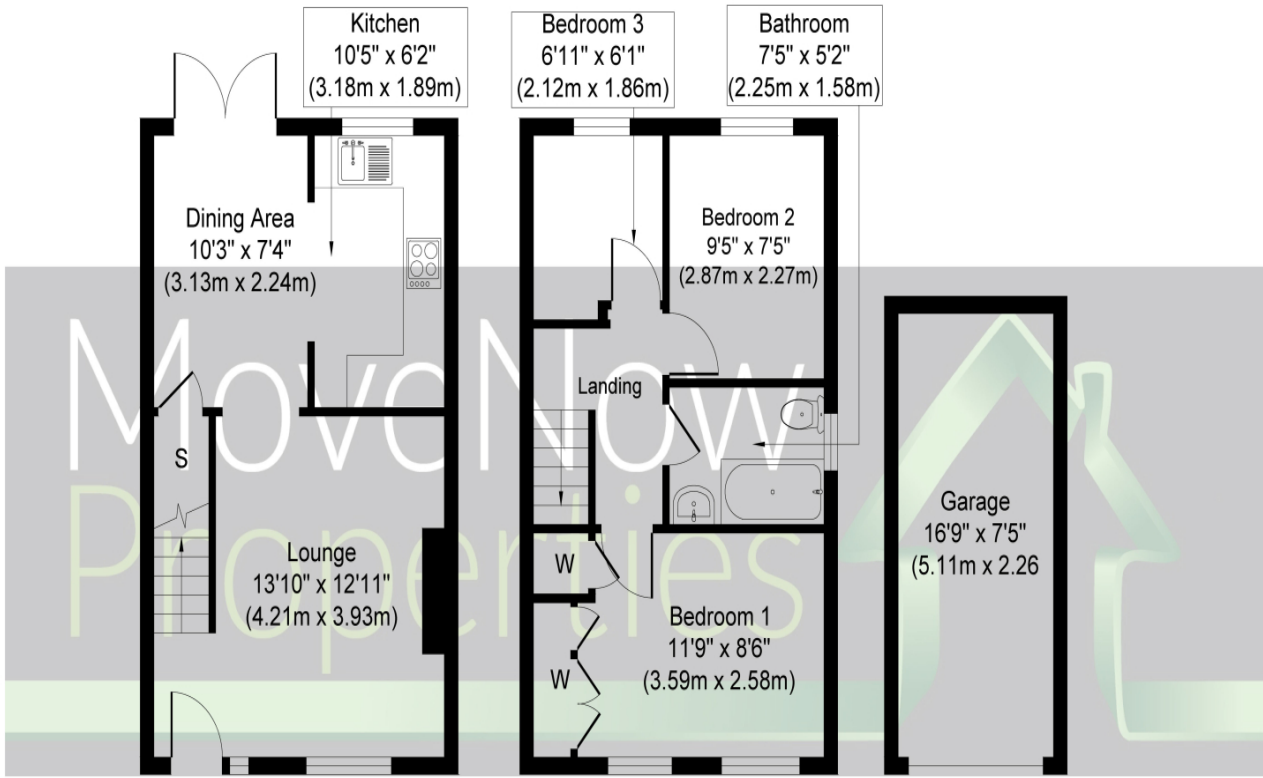
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**Ground Floor**  
 Approximate Floor Area  
 326 sq. ft  
 (30.28 sq. m)

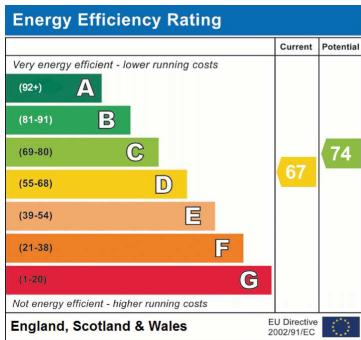
**First Floor**  
 Approximate Floor Area  
 326 sq. ft  
 (30.28 sq. m)

**Garage**  
 Approximate Floor Area  
 124 sq. ft  
 (11.54 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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