



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

College Fields, Barnsley, S70 6FG

Offers Over £425,000

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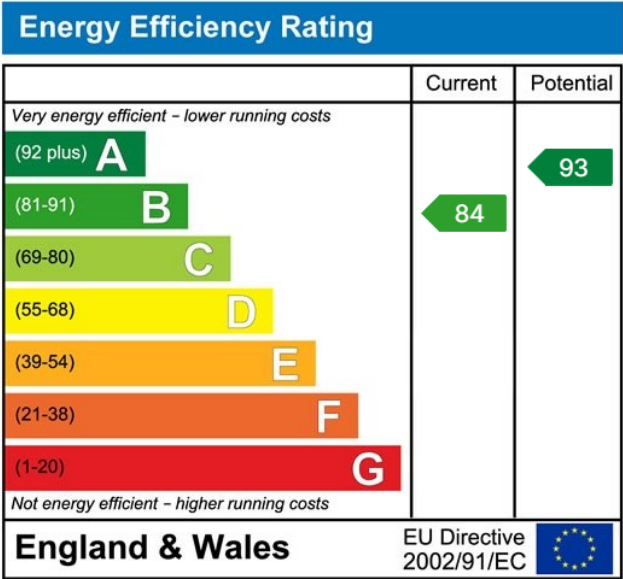
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 VERSATILE RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- EN SUITE TO BEDROOMS 1 & 2
- INTEGRAL GARAGE & OVERSIZED DRIVEWAY
- LANDSCAPED, PRIVATE REAR GARDEN
- GENEROUS CORNER PLOT
- CUL-DE-SAC LOCATION
- EXCELLENT ACCESS TO M1, HOSPITAL, AMENITIES AND SCHOOLING



PERFECT FAMILY HOME! ... SUPERBLY SITUATED WITHIN A QUIET CUL-DE-SAC ON THIS POPULAR ESTATE IN KINGTONE, THIS BEAUTIFULLY APPOINTED AND CONTEMPORARY FOUR DOUBLE BEDROOM DETACHED HOME OCCUPIES A GENEROUS CORNER PLOT AND OFFERS AN EXCELLENT COMBINATION OF VERSATILE LIVING SPACE, MODERN DESIGN AND ATTRACTIVE OUTDOOR AREAS. THE PROPERTY FEATURES TWO RECEPTION ROOMS, AN OPEN-PLAN KITCHEN DINER, EN-SUITE FACILITIES TO BEDROOMS ONE AND TWO, AN INTEGRAL GARAGE AND A LANDSCAPED REAR GARDEN. FINISHED TO A SUPERB STANDARD THROUGHOUT, THE ACCOMMODATION PROVIDES AN IDEAL SETTING FOR MODERN FAMILY LIFE, WITH EXCELLENT ACCESS TO THE M1 MOTORWAY NETWORK, BARNSELEY HOSPITAL, LOCAL AMENITIES AND SCHOOLING.



TOTAL FLOOR AREA: 1426 sq. ft. (132.5 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix C2026



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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT