



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Moorland Avenue, Barnsley, S70 6PQ

Offers Over £595,000

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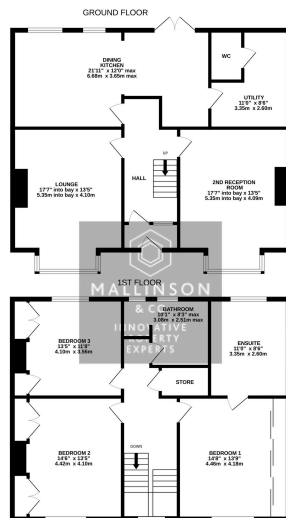


- DETACHED PERIOD HOME
- 3 GENEROUS BEDROOMS
- 2 CHARACTERFUL RECEPTION ROOMS
- EXCEPTIONAL OPEN-PLAN KITCHEN
- REPRODUCTION UPVC WORKING SASH WINDOWS, COVING, PANELLING AND DOUBLE GLAZING
- 2 SEPARATE DRIVEWAYS PROVIDING OFF-STREET PARKING
- 2016 CARPASE ORIGINAL WORKSHOP DOORS, SKIRTING BEASLEY ROOM ABOVE GARDEN ROOM HOME
- EXTENSIVE LANDSCAPED GARDENS
- GARDEN ROOM WITH PICTURE RAILS AND FREE WORKSHOP AND STORAGE FACILITIES
- CLOSE TO TOWN CENTRE AMENITIES, SCHOOLS & M1 MOTORWAY NETWORK

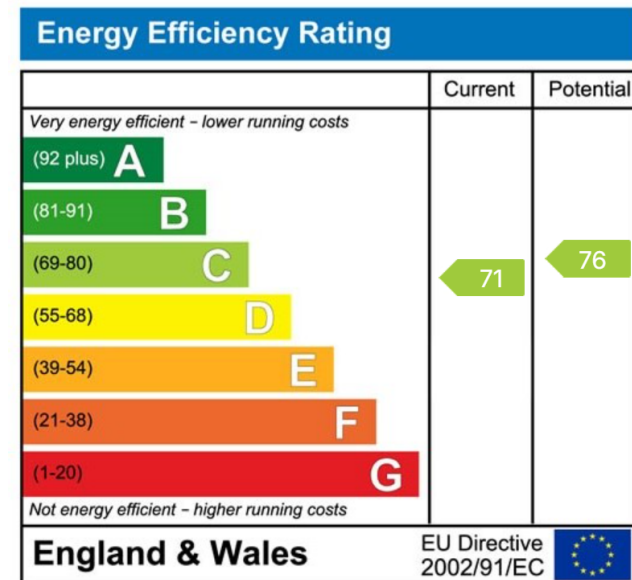


BEAUTIFULLY RESTORED THREE-BEDROOM DETACHED PERIOD HOME DATING BACK TO 1925 ... COMBINES TIMELESS ORIGINAL CHARM AND CHARACTER WITH AN ABUNDANCE OF THOUGHTFULLY UPGRADED ACCOMMODATION THROUGHOUT. AT THE HEART OF THE HOME IS AN IMPRESSIVE OPEN-PLAN KITCHEN, TWO FURTHER RECEPTION ROOMS AND PRINCIPAL BEDROOM WITH A LUXURIOUS EN-SUITE. EXTERNALLY, THE PROPERTY IS EQUALLY IMPRESSIVE, WITH TWO SEPARATE DRIVEWAYS, EXTENSIVE OFF-STREET PARKING, AN OVERSIZED DOUBLE GARAGE/WORKSHOP WITH VERSATILE ROOM ABOVE, GARDEN ROOM/HOME OFFICE, ADDITIONAL WORKSHOP/STORAGE SPACE AND SUBSTANTIAL LANDSCAPED GARDENS COVERING 1/3 ACRE. IDEALLY POSITIONED FOR ACCESS TO BARNESLEY TOWN CENTRE, HIGHLY REGARDED SCHOOLS AND THE M1 MOTORWAY NETWORK. THIS IS A TRULY DISTINCTIVE HOME

, SPACE AND
EXCEPTIONAL VER



TOTAL FLOOR AREA: 1827 sq ft (169.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The plan is for information only and should not be used as a basis for any financial or legal decisions. The plan is for information only and should not be used as a basis for any financial or legal decisions. The plan is for information only and should not be used as a basis for any financial or legal decisions.



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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