



754 Doncaster Road

, Barnsley, S71 5ER

£270,000



A THREE-BEDROOM SEMI-DETACHED HOME WITH STUNNING VIEWS AND EXCELLENT POTENTIAL

This three-bedroom semi-detached home offers an exciting opportunity for a buyer looking to create their ideal home in a highly desirable location. Situated in Ardsley, Barnsley, and occupying a generous plot, the property enjoys stunning views and offers plenty of scope for the new owner to put their own stamp on the accommodation.

Externally, the property boasts a lengthy driveway providing ample off-road parking, a detached garage, together with front and rear gardens. The generous plot also offers potential for extension, subject to the necessary planning permissions.

The property is offered with no upper vendor chain and is ideally located within easy reach of a range of local amenities and supermarkets, whilst also providing excellent access to major road networks, including the A1(M), making it an ideal choice for commuters.



GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall accessed via the side entrance door, benefiting from a good-sized storage cupboard which offers excellent potential to be converted into a downstairs WC.

LOUNGE

A spacious and versatile lounge/dining area featuring large front-facing double-glazed window enjoying stunning far-reaching views, together with a rear-facing double-glazed window allowing an abundance of natural light to fill the room. The fireplace with surround provides an attractive focal point and offers potential to accommodate an open fire or log burner, subject to the necessary requirements and permissions

DINING ROOM

The sitting room continues to impress, featuring a fireplace providing an attractive focal point, large front-facing double-glazed windows enjoying the same stunning far-reaching views, and a radiator. A bright and inviting additional reception space with plenty of potential.

KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink unit, with space provided for a range of appliances. A window overlooks the porch/utility area, while a rear door provides access to the rear porch, offering a practical and versatile addition to the accommodation.

REAR PORCH/UTILITY

The rear porch/utility area provides useful additional space for appliances and benefits from a handy separate boiler room housing the combination boiler. A practical area offering excellent storage and utility space.

FIRST FLOOR

LANDING

A spacious first-floor landing benefiting from a double-glazed window, allowing plenty of natural light into the area.

BEDROOM ONE

A spacious double bedroom featuring a front-facing double-glazed window enjoying stunning far-reaching views. The original fireplace provides an attractive focal point to the room, complemented by a radiator, creating a characterful and comfortable bedroom.

BEDROOM TWO

A further well-proportioned double bedroom benefiting from a radiator and front-facing aspect, once again enjoying stunning far-reaching views.

BEDROOM THREE

A well-proportioned third bedroom benefiting from a double-glazed window overlooking the rear garden, together with a radiator. A versatile and comfortable room with a pleasant outlook.

BATHROOM

The bathroom comprises a bath and pedestal wash hand basin, together with useful fitted storage. The storage cupboard houses the former hot water tank, providing valuable additional space that could potentially be utilised for further storage.

SEPARATE WC

A WC.

OUTSIDE

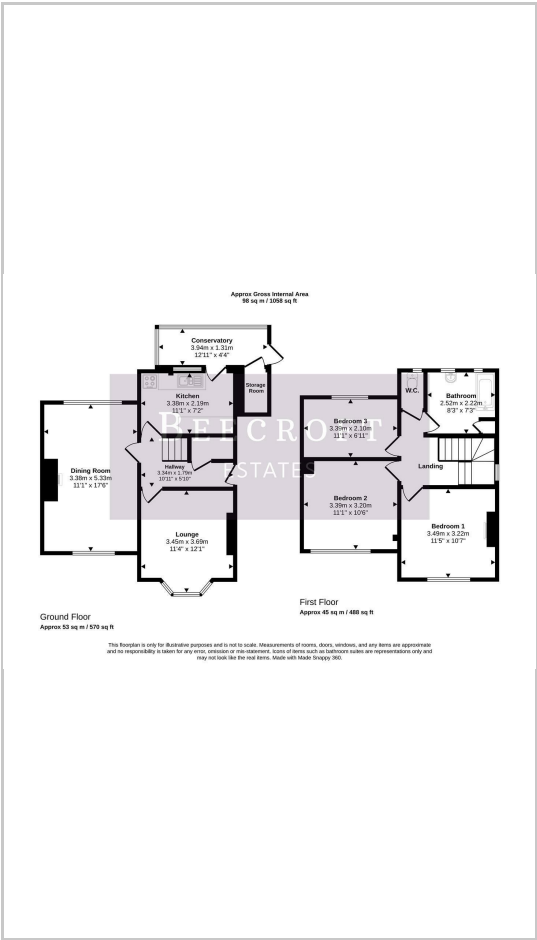
Externally, the property occupies a generous plot with well-proportioned front and rear gardens. A lengthy driveway runs alongside the property and in turn leads to the detached garage, providing ample off-road parking.

The generous outside space offers excellent potential for extending the property, subject to the necessary planning permissions and consents, making this an exciting opportunity for buyers looking to create their ideal family home.

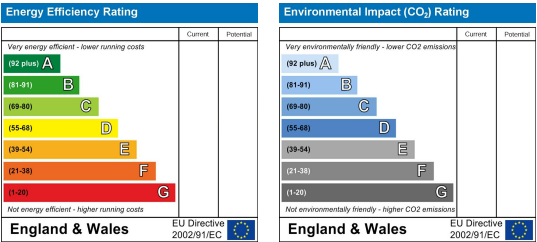
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.