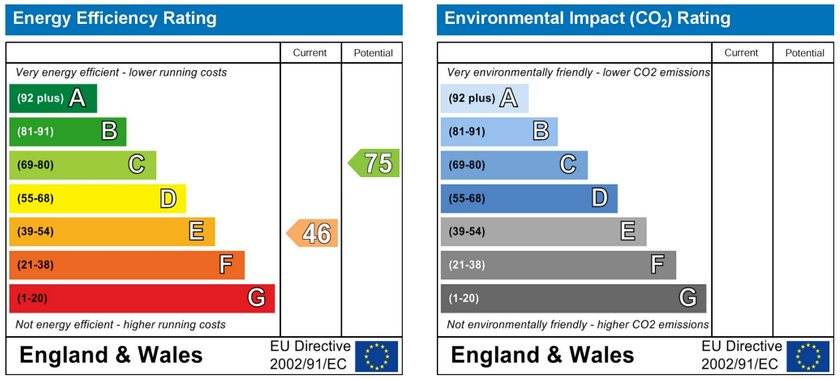
Energy Efficiency Graph



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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6 Crompton Avenue, Barnsley, S70 6LE

Offers Over £160,000

Key Points

*** OFFERS OVER £160,000***

This three-bedroom semi-detached house is offered **for sale** just outside Barnsley town centre, providing convenient access to local amenities and green spaces. The accommodation includes one reception room, a kitchen/diner and a conservatory, together with three bedrooms and a family bathroom, offering a practical layout for day-to-day living.

Situated close to Locke Park, the property benefits from easy access to open space for walking, leisure and children's play areas. Barnsley town centre is within reach, providing a range of shops, supermarkets, cafés and everyday services, as well as The Glass Works retail and leisure development.

The property is well placed for local schools and colleges in the Barnsley area, making it a suitable option for households requiring access to education facilities.

- Three Bedrooms
- Conservatory
- Nearby Schools
- Close To Local Amenities
- Neutral Decor
- Ideal First Time Buyer Property













About This Property

Entrance hall
With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 12'0" x 14'8" (3.68 x 4.49)
With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace. The room is decorated neutrally with carpet to the flooring.

Kitchen 15'2" x 10'4" reducing to 7'1" (4.63 x 3.16 reducing to 2.17)
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator, useful under stairs storage cupboard and space for a dining table and chairs.

Conservatory 11'7" x 10'5" (3.54 x 3.20)
Built upon a brick base with UPVC glazing to include a side facing entrance door, central heating radiator and enjoying views over the rear garden.

Bedroom One 11'8" x 9'0". (3.56m x 2.75m.)
With a front facing UPVC window

Bedroom Two 10'4" x 8'10" (3.17 x 2.70)
With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling.

Attic Bedroom 13'9" x 14'0" (4.20 x 4.28)
With a side facing UPVC window, central heating radiator and storage to the eves.

Bathroom 6'7" x 7'5" (2.02 x 2.27)
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External
To the front of the property is a slated garden secured by a brick wall and iron gate.
To the rear of the property is a laid to lawn garden with patio area.

Material Information
Council Tax Band A
Tenure Freehold
Property Type Semi-detached House
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.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type Two car driveway
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. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
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.







