



66 SHIELD AVENUE BARNSELY, S70 5BL

£175,000
FREEHOLD

Guide Price £175,000 - £180,000

Perfect for a first-time buyer, this spacious four-bedroom semi-detached house is situated in a popular and convenient location, close to local amenities and the motorway network. The property briefly comprises an entrance hall, a comfortable lounge, separate dining room, and a fitted kitchen featuring a range of wall and base units, built-in electric oven and gas hob. The property also benefits from a newly fitted boiler. Upstairs, there are four good-sized bedrooms and a family shower room, fitted with a shower cubicle, wash hand basin and low-flush WC. Externally, the property offers a double driveway providing ample off-road parking, a double garage, and an extensive lawned front garden. Worsbrough Bridge/Ward Green area of Barnsley, around two miles south of Barnsley town centre. It is a fairly established residential area with good everyday amenities close by, making it quite practical for families and first-time buyers. There are several bus stops within around 150-250 metres of the postcode, and Barnsley railway station is approximately 2.3 km away. There are primary schools very close by, including Ward Green Primary School, which is only around 200 metres away, while Barnsley Academy is also within the wider area.

BOOK A VIEWING NOW - DO NOT MISS OUT

**Kendra
Jacob**

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66 SHIELD AVENUE

• Guide Price £175,000 - £180,000 • NO CHAIN • Perfect For A First Time Buyer • Double Garage • Two Reception Rooms • Close To Local Amenities • Convenient For The Motorway Network • Corner Plot With Off Road Parking • Downstairs Cloakroom • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance

With door to the side leading into the entrance hall, stairs rising to the first floor accommodation, window overlooking the front and central heating radiator.

Downstairs Cloakroom

Briefly comprising of low flush WC and wash hand basin. Central heating radiator and a window overlooks the side elevation.

Lounge

Spacious lounge with window overlooking the front elevation, Adam style fireplace with electric fire inset, laminate flooring and central heating radiator. Useful storage cupboard.

Dining Room

Separate dining room with a door leading out onto the rear garden, central heating radiator and window overlooking the rear elevation. The boiler is located in this room and has laminate flooring.

Kitchen

With a range of wall and base units with complimentary work surfaces over. There is a stainless steel sink unit with mixer tap, window overlooking the rear elevation, built in electric oven and gas hob above. The walls are partly tiled.

First Floor Landing

Stairs rise from the entrance hall to the first floor accommodation. Access to the loft space.

Bedroom One

A good sized bedroom with useful storage cupboard,

laminate flooring, window overlooking the rear and central heating radiator.

Bedroom Two

With window overlooking the front, storage cupboard, laminate flooring and central heating radiator.

Bedroom Three

With window overlooking the front, laminate flooring and central heating radiator.

Bedroom Four

With window overlooking the rear, central heating radiator and laminate flooring.

Shower Room

With corner shower cubicle, vanity wash hand basin and low flush WC. Window overlooking the rear elevation and heated towel rail.

Outside

To the front of the property is a good sized garden which is mainly laid to lawn. There is a double driveway providing off road parking leading to the double garage. The garage has power and light connected. To the rear is a patio area which is perfect for entertaining. The property stands on a corner plot.

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ADDITIONAL INFORMATION

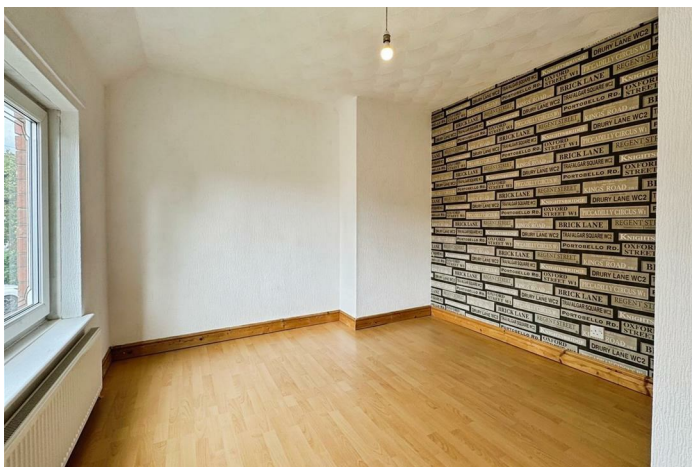
Local Authority – Barnsley

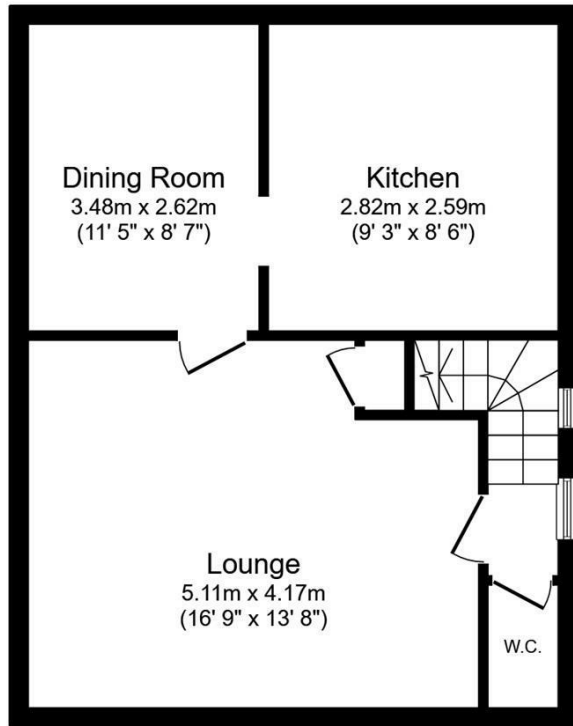
Council Tax – Band A

Viewings – By Appointment Only

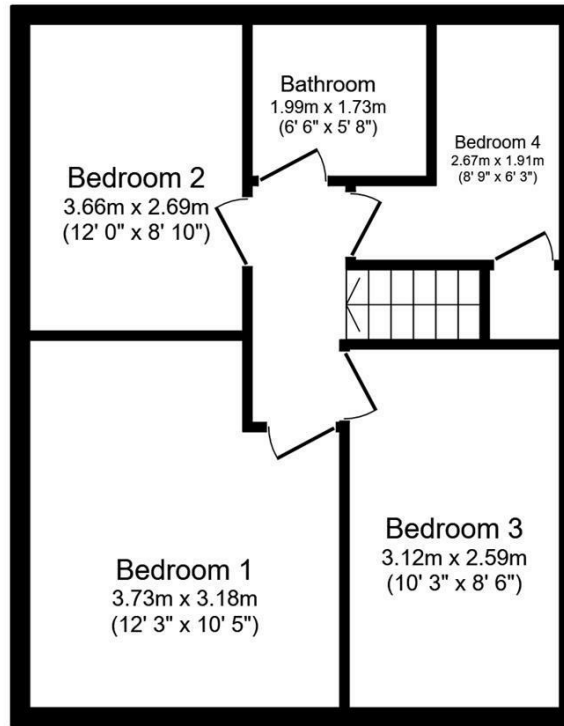
Floor Area – sq ft

Tenure – Freehold





Ground Floor



First Floor

Total floor area: 93.1 sq.m. (1,003 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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