



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Brattice Way, Mapplewell, Barnsley, S75 6GX

£260,000

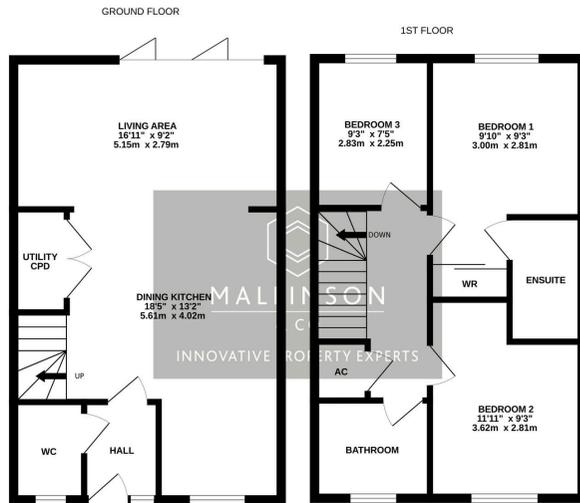
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- SEMI- DETACHED
- 3 BEDROOMS
- OPEN PLAN GROUND FLOOR LIVING
- HIGH QUALITY SPECIFICATION WITH UPGRADES THROUGHOUT
- EN SUITE TO BEDROOM 1
- BI FOLDING DOORS TO LANDSCAPED GARDEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- SOUGHT AFTER MODERN DEVELOPMENT
- IDEAL FOR COUPLES & FAMILIES
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



TAKE A LOOK AT THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME FORMING PART OF AN AVANT MODERN DEVELOPMENT, OFFERING A HIGH-QUALITY SPECIFICATION WITH NUMEROUS UPGRADES THROUGHOUT. DESIGNED WITH CONTEMPORARY FAMILY LIVING IN MIND, THE PROPERTY FEATURES OPEN-PLAN GROUND FLOOR LIVING, BI-FOLDING DOORS TO THE GARDEN, A UTILITY CUPBOARD AND AN EN SUITE TO THE PRINCIPAL BEDROOM. CUL DE SAC LOCATION WITH LANDSCAPED GARDENS AND OFF-STREET PARKING, THIS SUPERB HOME IS IDEALLY SUITED TO COUPLES AND FAMILIES ALIKE.



TOTAL FLOOR AREA: 882 sq ft (81.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.
 Floorplan Reference: 02/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(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	



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