

36 Birthwaite Road,
Darton S75 5ES

OFFERS IN THE REGION OF
£170,000



****NO ONWARD CHAIN**** THIS THREE BEDROOM SEMI DETACHED PROPERTY NEEDS IMPROVEMENT HOWEVER PROVIDES EXCEPTIONAL POTENTIAL AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THERE IS A PORCH, HALL, KITCHEN, DINING ROOM, GENEROUS LOUNGE AND ON THE FIRST FLOOR, THE SHOWER ROOM AND THREE DOUBLE BEDROOMS. EXTERNALLY THERE IS A DRIVEWAY, FRONT GARDEN, ADDITIONAL SIDE GARDEN, REAR GARDEN AND TWO OUTSIDE STORES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY
PROPERTIES

PORCH 5'7" max into recess x 5'0"



You enter the property via a glazed timber door into the porch, a useful space to remove coats and shoes. Natural light is drawn in via the glazed window to the front and side, there is a cupboard, tiled flooring and ceiling light. The central heating boiler is located here and a second, glazed timber door leads to the hall.

HALL 11'1" x 5'10"



Another useful space having carpet flooring, a wall mounted radiator and a store cupboard. A double glazed window to the side brings in natural light and internal doors leads to the kitchen and lounge.

LOUNGE 13'6" x 12'5" max into recess



Good size living room with the double glazed window to the front over looking the garden and bathing the room with natural light. The focal point of the room is the gas fire set on a marble base with marble backing and decorative surround. There is a wall mounted radiator, carpet flooring, coving to the ceiling and a ceiling light. An internal door leads to the hall.

KITCHEN 9'10" x 7'6"



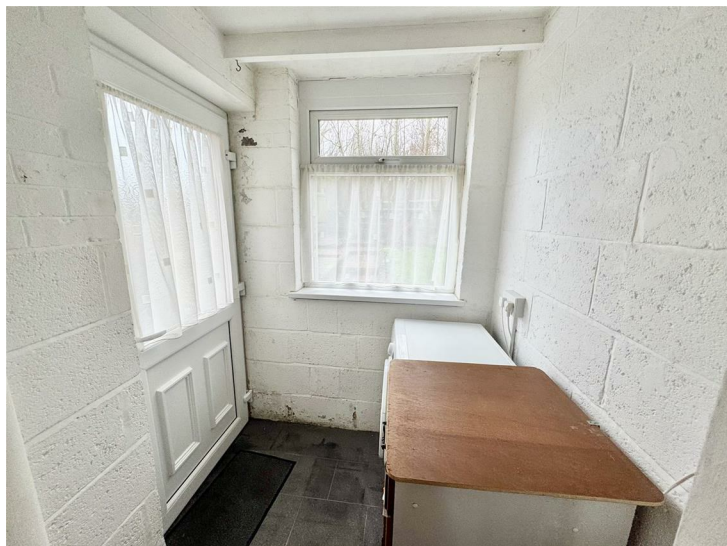
Situated towards the rear of the property and having good range of pine fronted wall and base units, complimentary rolled worktop, inset stainless steel sink and tiled splashbacks. Integral appliances come in the form of an electric oven, four ring gas hob with stainless steel extractor hood over plus there is space for a fridge freezer. A double glazed window to the side draws in natural light and gives views of the side garden, there is a vinyl floor, pendant ceiling light and a wall mounted radiator. An external door leads to the utility porch, a sliding door leads to the dining room and an internal door leads to the hall.

DINING ROOM 12'1" x 9'10" max into recess



Separate dining room with potential other uses of could be knocked though to make one large kitchen diner. There is carpet flooring, base unit with worktop and cupboard above, wall mounted radiator and a double glazed window overlooks the rear garden and brings in natural light. A sliding door leads to the kitchen.

REAR PORCH UTILITY 4'7" x 4'7"



Situated off the kitchen, this useful addition has plumbing for a washing machine, vinyl flooring and a uPVC double glazed window looking out the rear rear garden. A double glazed uPVC door leads to the garden and an internal door leads to the kitchen.

LANDING

Stairs ascend from the hall to the first floor landing having carpet flooring, a double glazed window to the side and access to the loft. Internal doors lead to the shower room and all bedrooms.

BEDROOM ONE 12'5" x 12'0" max into recess



Excellent sized main bedroom with plenty of space for freestanding bedroom furniture. A double glazed window to the front draws in natural light, there is carpet flooring, a wall mounted radiator and pendant ceiling light. An internal door leads to the hallway.

BEDROOM TWO 12'0" max into recess x 9'11"



Well proportioned second double bedroom with plenty of space for freestanding bedroom furniture plus having a storage cupboard. A double glazed window to the rear draws in natural light, there is carpet flooring, a wall mounted radiator and pendant ceiling light. An internal door leads to the hallway.

BEDDROOM THREE 9'6" max x 7'8"



Very good size for a third bedroom, situated to the front and having space for freestanding bedroom furniture. A double glazed window to the front draws in natural light, there is carpet flooring, a wall mounted radiator and pendant ceiling light. An internal door leads to the hallway.

SHOWER ROOM 7'8" x 5'6"



Having a modern suite in white consisting of a fully tiled double shower enclosure with electric shower, vanity wash unit with storage under, mixer tap and close coupled WC. Vinyl flooring runs underfoot, there is a wall mounted radiator, ceiling lighting, storage cupboard, extractor fan and a double glazed window with obscure glass, which brings in natural light. An internal door leads to the landing.

FRONT



To the front there is an enclosed lawn garden with path leading to the front door. There is a driveway which could be widened as there is a second, side lawn, adding to the overall improvement and development potential.

REAR GARDEN



Access to the side leads to the rear garden having lawn and patio area plus two outside storage houses.

~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band A

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

Small porch extensions added to front and back

There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

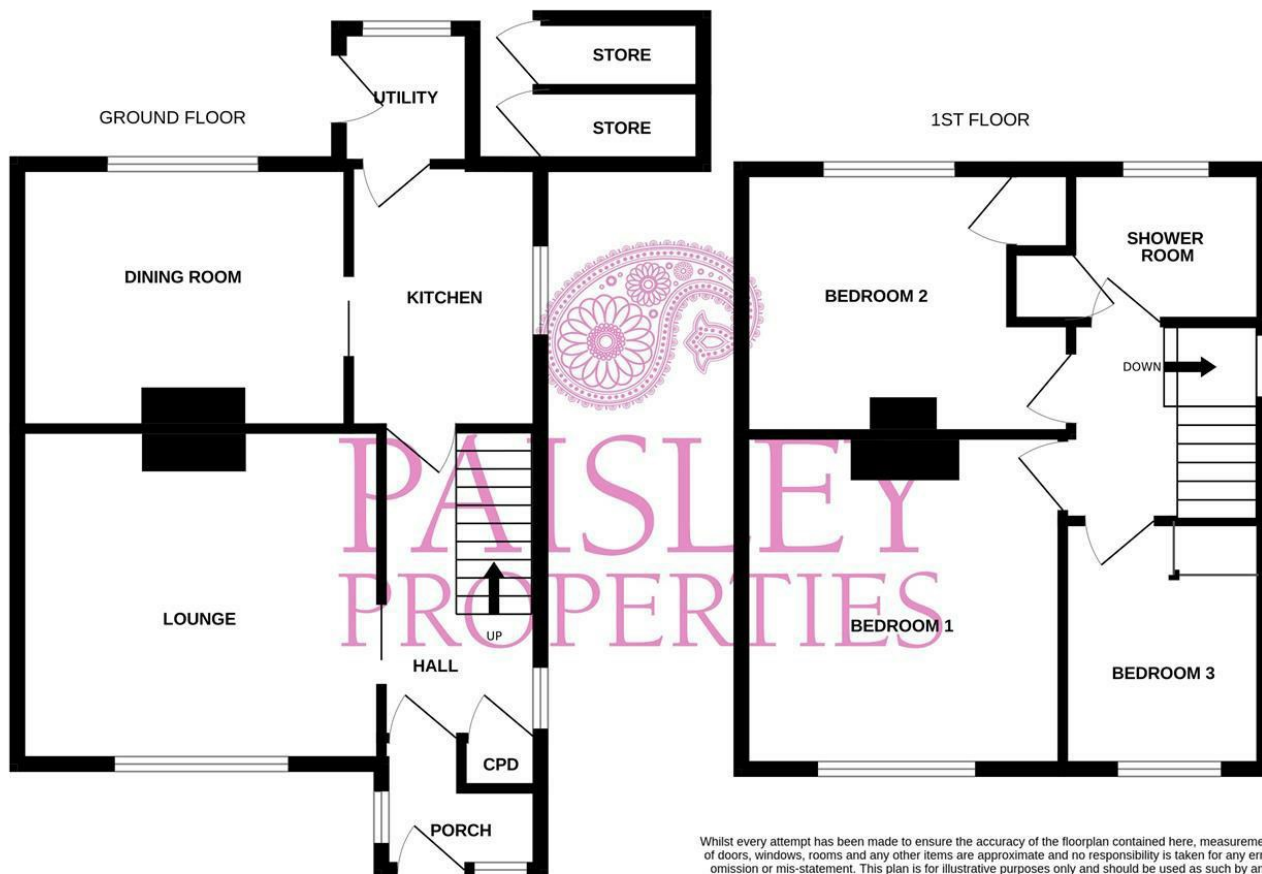
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

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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	68	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES