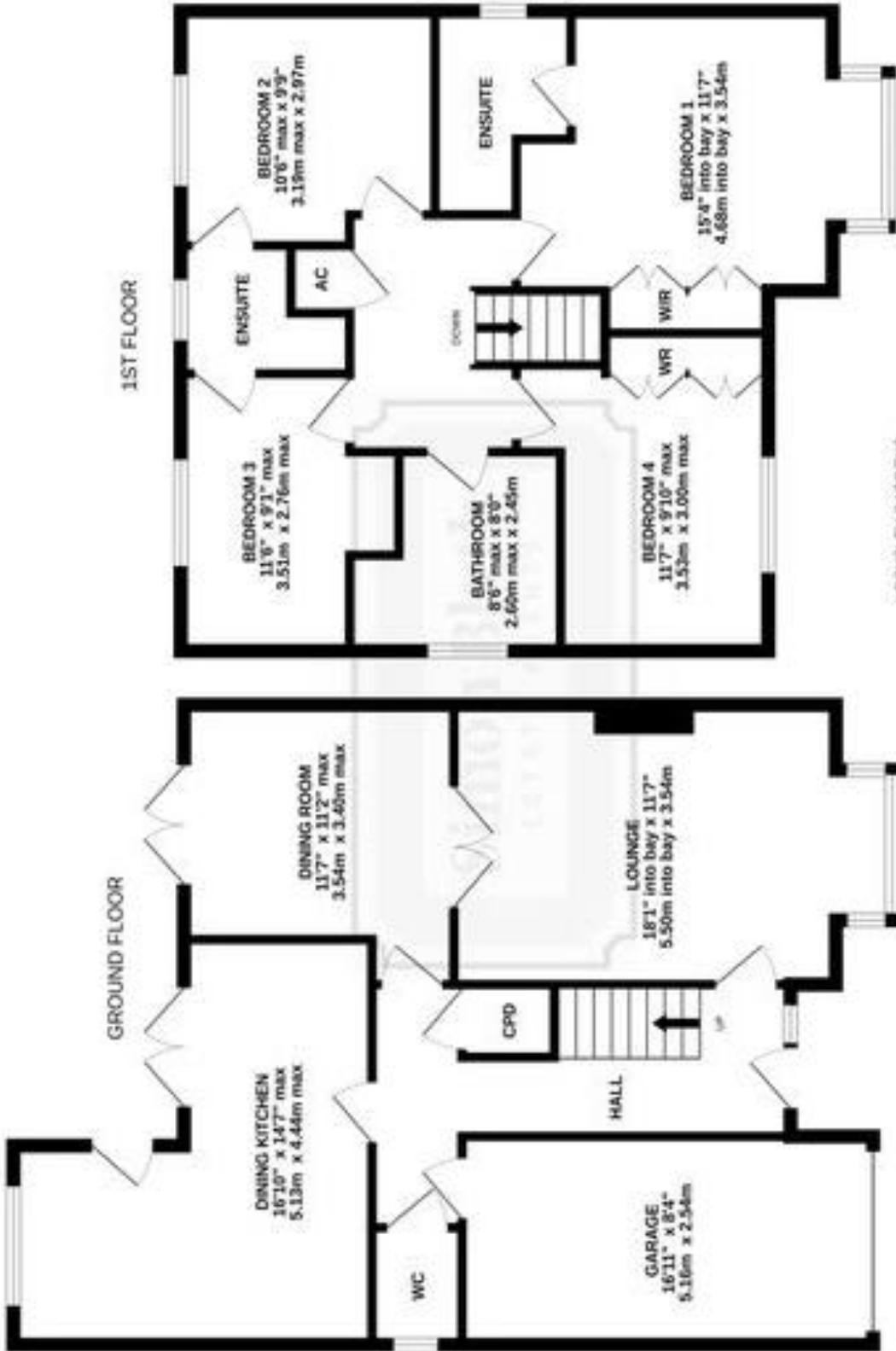


Simon Blyth
ESTATE AGENTS



Locksley Gardens, Birdwell, Barnsley, S70 5SU



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PROPERTY DESCRIPTION

LOCATED IN THE HEART OF THE HIGHLY SOUGHT AFTER AREA OF BIRDWELL, THIS FOUR-BEDROOM EXECUTIVE FAMILY HOME IS SITUATED ON A QUIET CUL-DE-SAC. THOUGHTFULLY DESIGNED AND GENEROUSLY PROPORTIONED THROUGHOUT, THIS PROPERTY IS IN CLOSE PROXIMITY TO LOCAL AMENITIES, WELL REGARDED SCHOOLING AND COMMUTER LINKS.

The accommodation briefly compromises to the ground floor : Entrance hall, downstairs W.C., lounge, dining room, dining kitchen and integral garage. To the first floor there are four double bedrooms including master with an ensuite bedrooms two and three with Jack and Jill ensuite and a family bathroom. Externally, there is a parking for two cars, a garage with power & lighting and a rear garden consisting of lawned area and patio.

Offers in Region of £375,000

ENTRANCE

Entrance gained via uPVC double glazed composite door with matching glazed side panels into the entrance hall with two ceiling lights, central heating radiator, under stairs storage cupboard and staircase rising to first floor. From here we gain entrance to the following rooms.



DOWNSTAIRS W.C

Fitted with ceramic tiled flooring, ceramic tiling to the half-height, stylish wash hand basin, low level W.C with concealed cistern and chrome heated towel rail. It also has an obscured glazed window with window shutter. Twin glazed doors from the hallway lead through to the sitting room.



LOUNGE

Measurements – 18'1" x 11'7"

A spacious room with bay window to the front with uPVC double glazed windows. There is a ceiling light, central heating radiator and the main focal point of the room being a gas fire with mantelpiece, wooden surround and marble hearth.



DINING ROOM

Measurements – 11'7" x 11'2"

Accessed from the lounge or from the entrance hall. A versatile space having ample room for a dining table and chairs. There is a ceiling light, central heating radiator, and uPVC double glazed doors leading to the rear of the property.



FAMILY ROOM /SECOND SITTING ROOM

Measurements – 16'10" x 14'7"

An L-shaped dining kitchen with space for a dining table and chairs if so desired. The kitchen itself has a range of wall and base units with contrasting laminate worktops over and tiled splashback. Integrated appliances in the form of an double electric oven, integrated fridge freezer, integrated dishwasher, four ring gas hob with extractor fan over and one and half bowl stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights, ceiling light point over the dining area, plumbing for a washing machine, vertical column central heating radiator, uPVC double glazed windows and uPVC double glazed patio doors leading to the rear of the property.



FIRST FLOOR LANDING

From the entrance hall a staircase rises to the first-floor landing with ceiling light, central heating radiator, airing cupboard housing the hot water tank and access to loft via a hatch. From here we gain entrance to the following rooms.



BEDROOM ONE

Measurements – 15'4" x 11'7"

A spacious double room with inset ceiling spotlights, central heating radiator and uPVC double glazed window.



EN SUITE SHOWER ROOM

Comprising of a three-piece suite in the form of close coupled W.C, pedestal hand basin with chrome mixer taps over and shower cubicle with mains fed chrome mixer shower within. The room has inset ceiling spotlights, extractor fan, part tiling to walls and obscure uPVC double glazed window.

BEDROOM TWO

Measurements – 10'6'' x 9'9''

A further double bedroom with ceiling light, central heating radiator, uPVC double glazed window and access to Jack and Jill en suite.



JACK AND JILL EN SUITE

Measurements – 18'3'' x 13'0''

Comprising of a three-piece suite in the form of close coupled W.C, pedestal hand basin with chrome mixer taps over and shower cubical with mains fed chrome mixer shower within. The room has inset ceiling spotlights, extractor fan, part tiling to walls and obscure uPVC double glazed window.

BEDROOM THREE

Measurements – 11'6'' x 9'1''

A further well sized bedroom accessed from the first-floor landing or via the Jack and Jill bathroom. There is a ceiling light, central heating radiator and obscure uPVC double glazed window.



BEDROOM FOUR

Measurements – 11'7'' x 9'10''

Further spacious room with ceiling light, central heating radiator, built in wardrobes and uPVC double glazed window with plantation shutters.





BATHROOM

Comprising of a four-piece suite in the form of close coupled W.C, pedestal basin chrome taps over, bath with chrome taps and shower cubicle with mains fed shower within. The room has inset ceiling spotlights, extractor fan, full tiling to walls and floor, chrome towel rail / radiator, and uPVC double glazed window.

OUTSIDE

To the front of the home is off street parking for two vehicles and lawned garden space with mature borders. To the rear of the property there is a paved seating area, lawned garden and a further patio area with stone paving slabs.





ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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