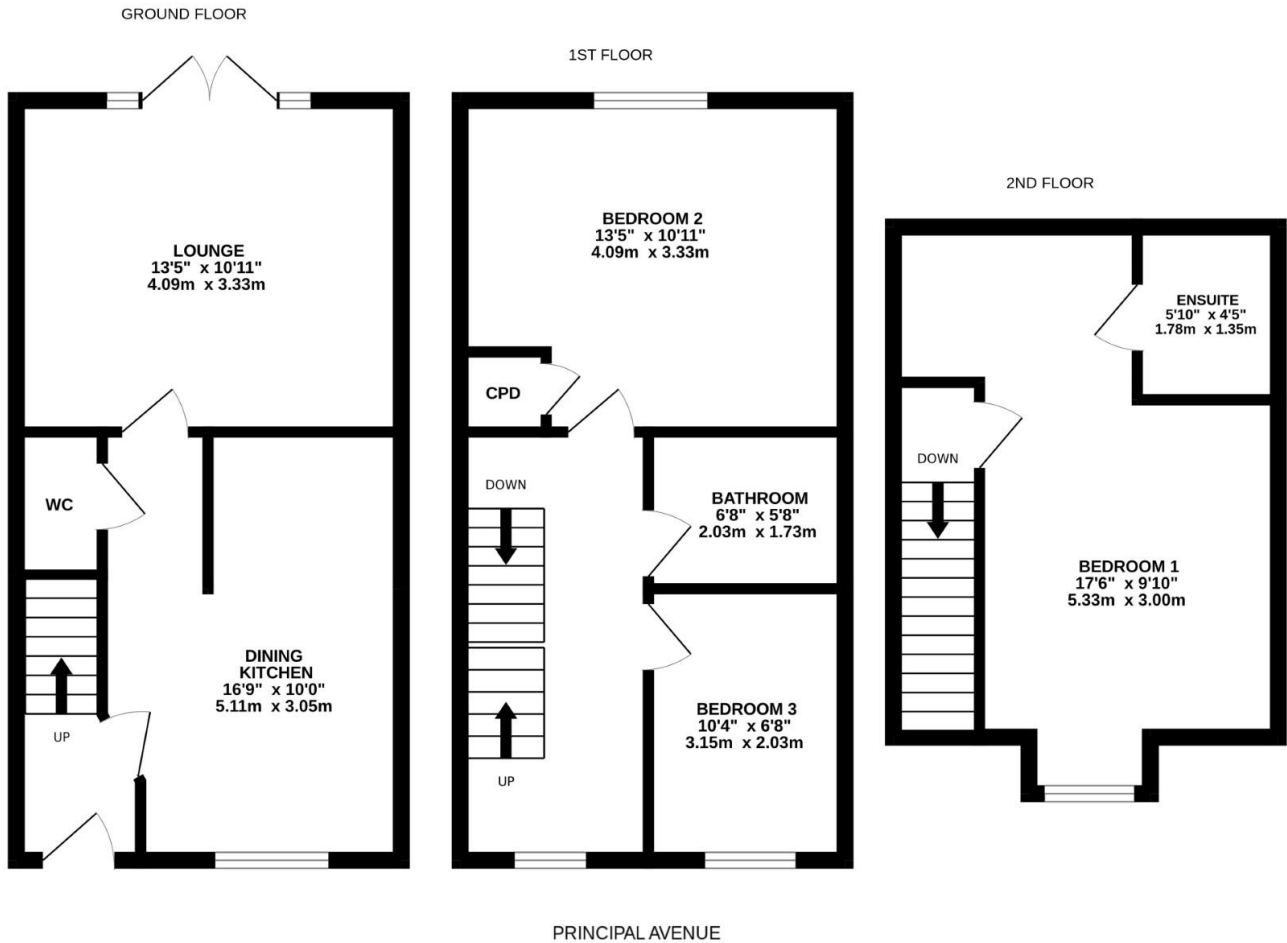




**43 PRINCIPAL AVENUE, BARNSELY, S70 6FF**

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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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## PROPERTY DESCRIPTION

LOCATED ON A POPULAR RESIDENTIAL ESTATE IS THIS BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY OFFERING GENEROUS ACCOMMODATION IN A THREE-STORY CONFIGURATION LOCATED CLOSE TO BARNSLEY'S LOCAL AMENITIES, YET WITHIN EASE OF ACCESS TO THE M1 MOTORWAY.

Accommodation briefly comprises on the ground floor; entrance hall, dining kitchen, downstairs wc and living room. On the first floor there are two bedrooms and bathroom, to second floor there is the master suite with built-in wardrobes and en-suite. Outside there is off-street parking and lawned gardens. An early viewing is recommended to fully appreciate the specification and size of the property on offer.

**Offers Around £260,000**

## GROUND FLOOR

### ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hall. There is ceiling light, central heating radiator, staircase rising to first floor landing and a door leading to the following room:

### DINING KITCHEN

*Measurements - 16'9" x 10'0" (5.13m x 3.05m)*

With a range of wall and base units in a white high gloss with marble effect laminate worktops and matching upstands. There is a four-ring gas hob with stainless steel chimney style extractor fan over and dual electric oven below. There is a one and a half bowl stainless steel sink with mixer tap over, an integrated dishwasher, integrated washing machine and space for further appliances. There are two ceiling light points, undercounter lighting, central heating radiator and uPVC double glazed window to front.



## DOWNSTAIRS WC

Comprising of a two-piece suite in white with close coupled wc and corner pedestal basin with tiled splashback and mixer tap over. There is ceiling light point, central heating radiator and extractor fan.



## LOUNGE

Measurements - 13'5" x 10'11" (4.09m x 3.33m)

A generous sized room with space for a two-piece suite, two ceiling light points, central heating radiator and uPVC double glazed French patio doors leading out to rear garden with matching glazed side panels.



## FIRST FLOOR

### FIRST FLOOR LANDING

Staircase rises to the first floor landing with uPVC double glazed window to side and to the front of the property, two light points and central heating radiator.



### BEDROOM TWO

*Measurements - 13'5" x 10'11" (4.09m x 3.33m)*

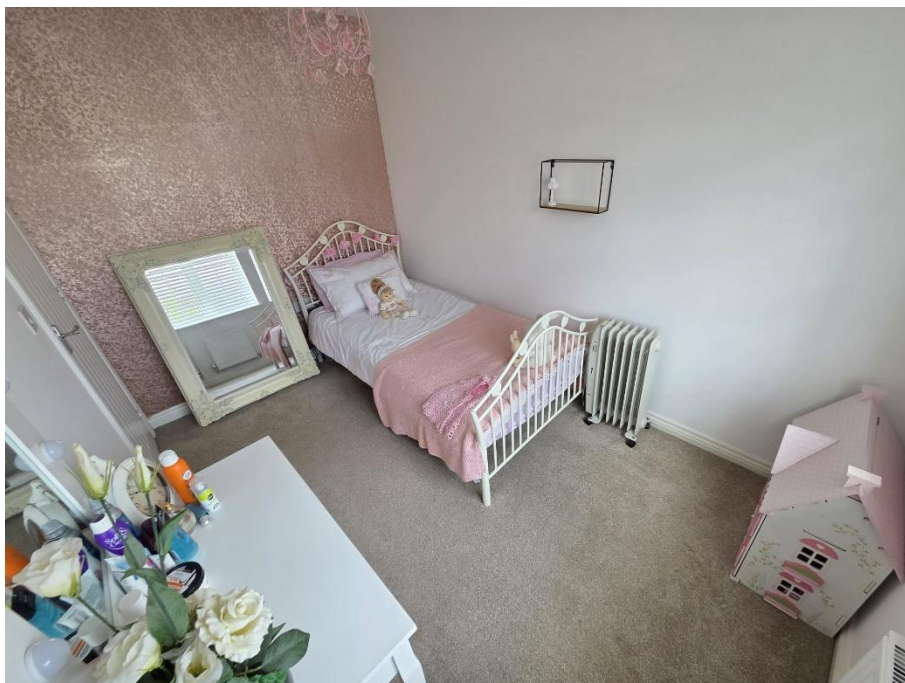
A double bedroom with central ceiling light, central heating radiator, a useful storage cupboard and a uPVC double glazed window to the rear of the property.



### BEDROOM THREE

Measurements - 10'4" x 6'8" (3.15m x 2.03m)

A generous bedroom with central ceiling light, central heating radiator and uPVC double glazed window to the front of the property.



### BATHROOM

Measurements - 6'8" x 5'8" (2.03m x 1.73m)

Comprising of a three-piece white suite with close coupled wc, wall mounted hand basin with stainless steel mixer tap over and bath with stainless steel mixer tap. There is a central ceiling light point, extractor fan, chrome ladder style radiator with the room being part tiled.



## SECOND FLOOR

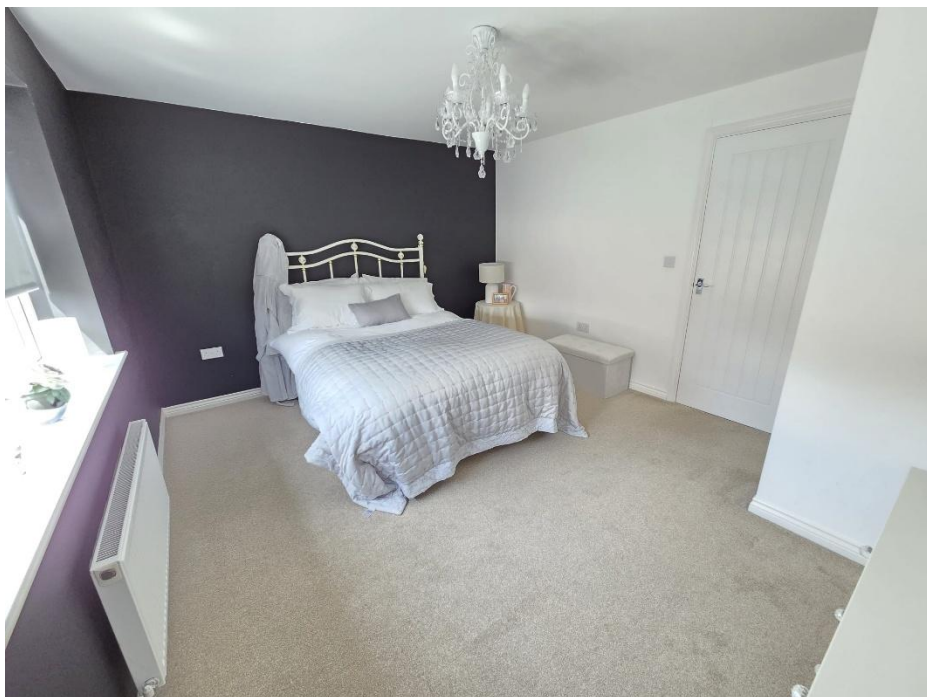
### SECOND FLOOR LANDING

A staircase rises to a second-floor landing with ceiling light and access to bedroom one.

### BEDROOM ONE

*Measurements - 17'6" x 9'10" (5.33m x 3.00m)*

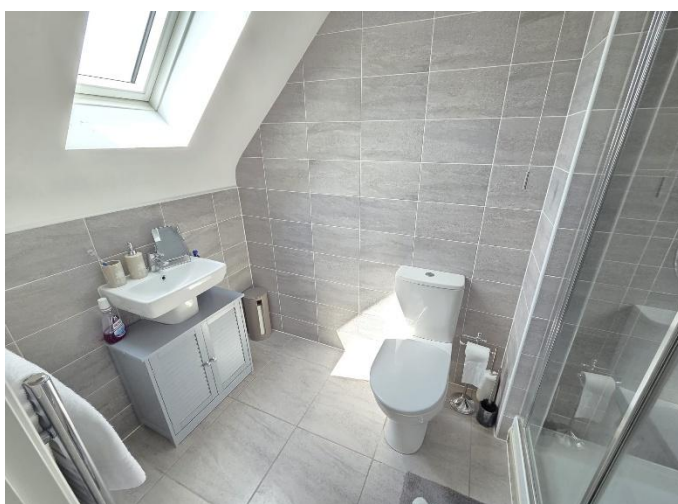
A spacious master suite with two ceiling light points, loft access, central heating radiator, built-in wardrobes, uPVC double glazed window to the front of the property and access to the en-suite.



### EN-SUITE

*Measurements - 5'10" x 4'5" (1.78m x 1.35m)*

Comprising of a three-piece white suite with close couple wc, pedestal basin with stainless steel mixer tap over, shower cubicle with Aqualisa electric shower enclosed. There is central ceiling light point, extractor fan, chrome ladder style radiator, tiling to walls and Keylite skylight.



## OUTSIDE

### FRONT EXTERNAL

To the front of the property there is a lawned area and a tarmac drive to side with parking for numerous vehicles.

### REAR EXTERNAL

Rear garden with perimeter fencing is predominantly lawned with a flagged patio area immediately behind the property.



## **ADDITIONAL INFORMATION**

EPC rating - B

Property tenure – Freehold

Local authority – Barnsley Metropolitan District Council

Council tax band – C

## **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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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.

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Monday to Friday - 8.45 to 17:30

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### MAIN CONTACTS

T: +44 (0)1226 731730

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [barnsley@simonblyth.co.uk](mailto:barnsley@simonblyth.co.uk)

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