

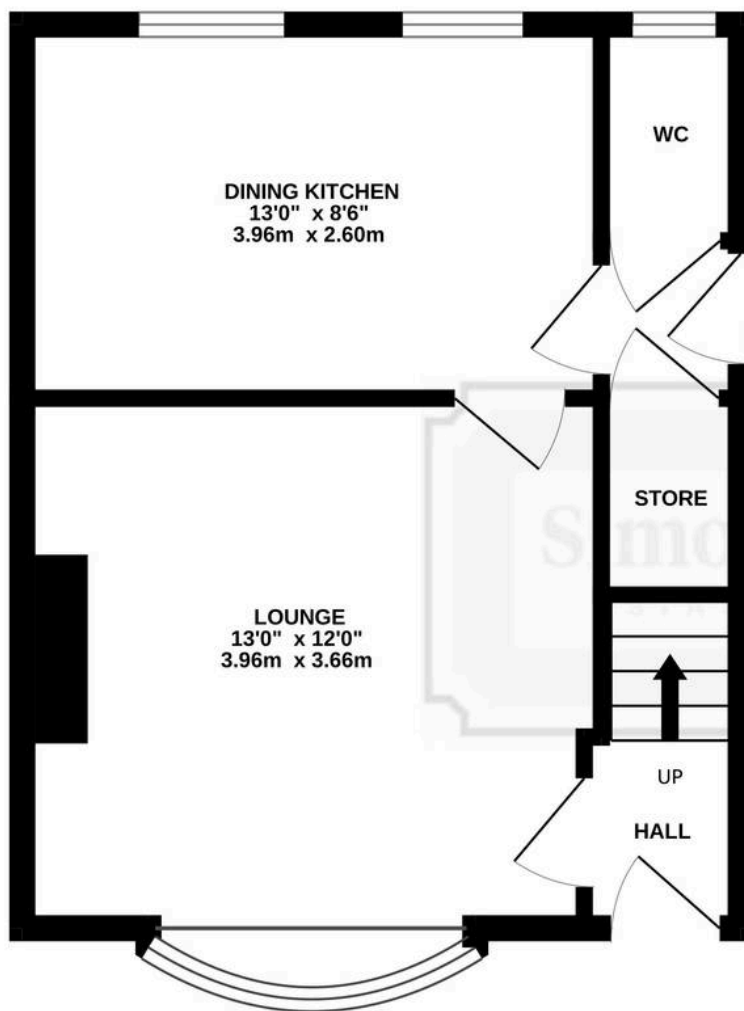


**Lang Crescent, Barnsley**  
Barnsley

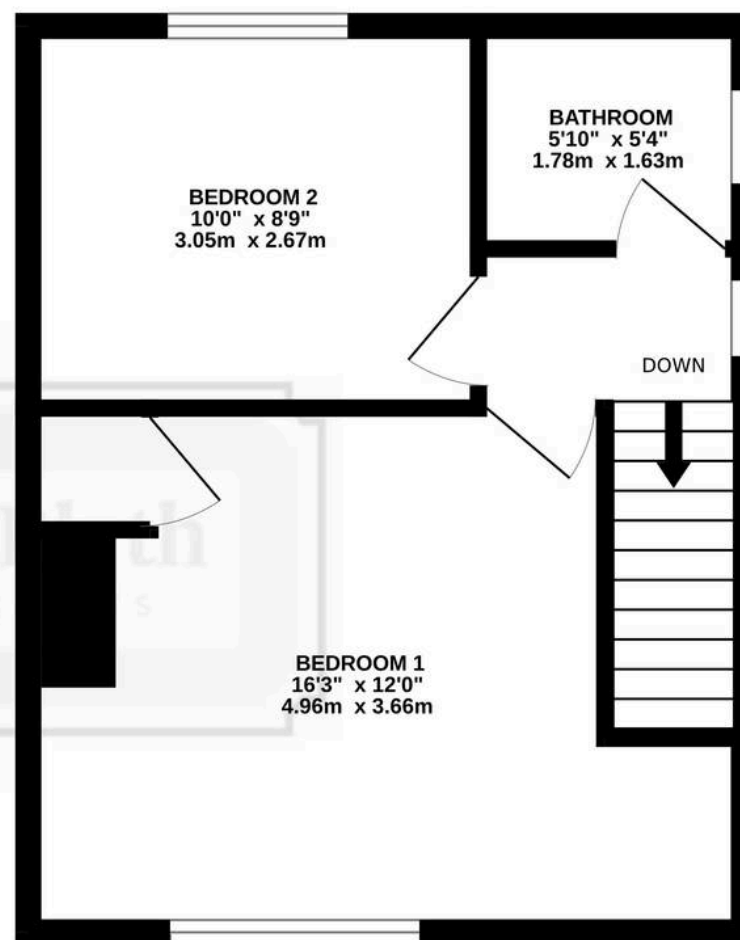
Offers in Region of **£125,000**



GROUND FLOOR



1ST FLOOR



LANG CRESCENT

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## Lang Crescent

### Barnsley

THIS BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE WITH A LARGE SOUTH FACING REAR GARDEN IS A MUST-SEE PROPERTY. THE PROPERTY HAS VIEWS OVER THE RUINS OF MONK BRETTON PRIORY WITH ITS OPEN GREEN SPACE AND IS IDEAL FOR THOSE WHO WANT ACCESS TO COMMUTER LINKS AND THE TOWN CENTRE. WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS, SHOPS AND LOCAL AMENITIES. THIS PROPERTY IS PERFECT FOR A RANGE OF BUYERS. The property briefly comprises of, to the ground floor: lounge, kitchen diner and WC. To the first floor; two double bedrooms and a bathroom. Outside is off street parking and a large south facing rear garden.

- TWO GENEROUS SIZED BEDROOMS
- OFF STREET PARKING
- LARGE SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO SHOPS, SCHOOLS AND LOCAL AMENITIES
- RECENTLY DECORATED THROUGHOUT





### **ENTRANCE HALLWAY**

Access gained via white uPVC door into entrance hallway. There is ceiling light, central heating radiator and staircase rising to the first floor landing.

### **LIVING ROOM**

A spacious reception room with a white uPVC double glazed bow window to front, ceiling light and central heating radiator.

### **KITCHEN DINER**

Comprising of a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and breakfast bar. There is a five-ring gas burner hob with extractor over, Belling integrated double oven, plumbing for a washing machine, space for a freestanding fridge freezer and one and a half bowl stainless steel sink unit with drainer and mixer tap over. There are two ceiling lights, tiled splashback, two uPVC double glazed windows overlooking the rear garden, central heating radiator and tiled floor. Door then leads to the rear entrance hall.

### **REAR ENTRANCE HALL**

The rear entrance hallway gives access to a door under the stairs, a white uPVC door giving access externally and a door leading to the downstairs wc.

### **DOWNSTAIRS WC**

Comprising of a low flush wc in white with an integrated wash hand basin with chrome mixer tap over. There is a ceiling light, central heating radiator and white uPVC double glazed opaque window.





### **FIRST FLOOR LANDING**

Staircase rises to first floor landing with white uPVC double glazed window, ceiling light, loft access and access to the following:

#### **BEDROOM ONE**

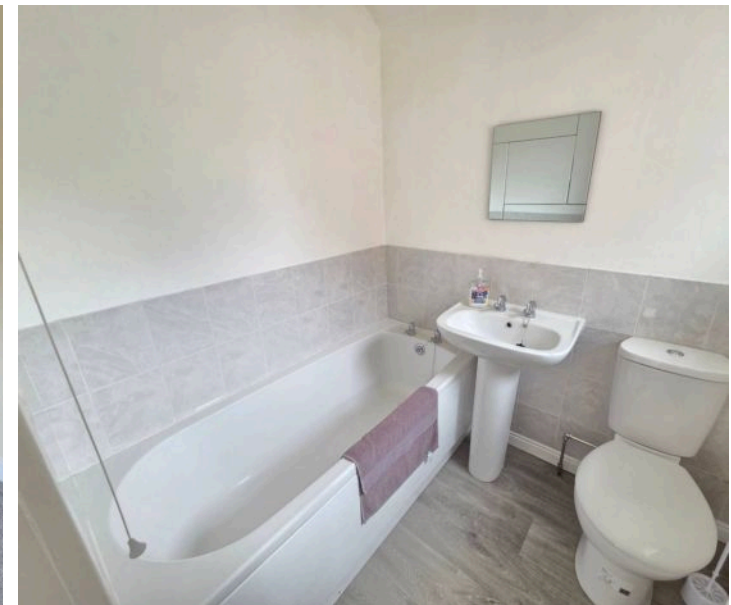
This well proportioned front facing double bedroom with ceiling light, central heating radiator, alcove for storage, built-in cupboard and white uPVC double glazed window.

#### **BEDROOM TWO**

A further double bedroom with white uPVC double glazed window with views over the rear of the property and over the ruins of Monk Bretton Priory, ceiling light and central heating radiator.

#### **BATHROOM**

Comprising of a three piece suite in the form of low flush wc, pedestal hand basin and bath. There is a white uPVC double glazed obscure window, ceiling light, part tiling to walls, vinyl flooring and central heating radiator.





## Garden

To the front of the property there is a paved driveway offering off street parking for two vehicles with low maintained gravel. Paved path continues down the side of the property to the rear. To the rear of the property there is concrete hard standing leading to a generous lawned garden with perimeter concrete fencing.







## Simon Blyth Estate Agents

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