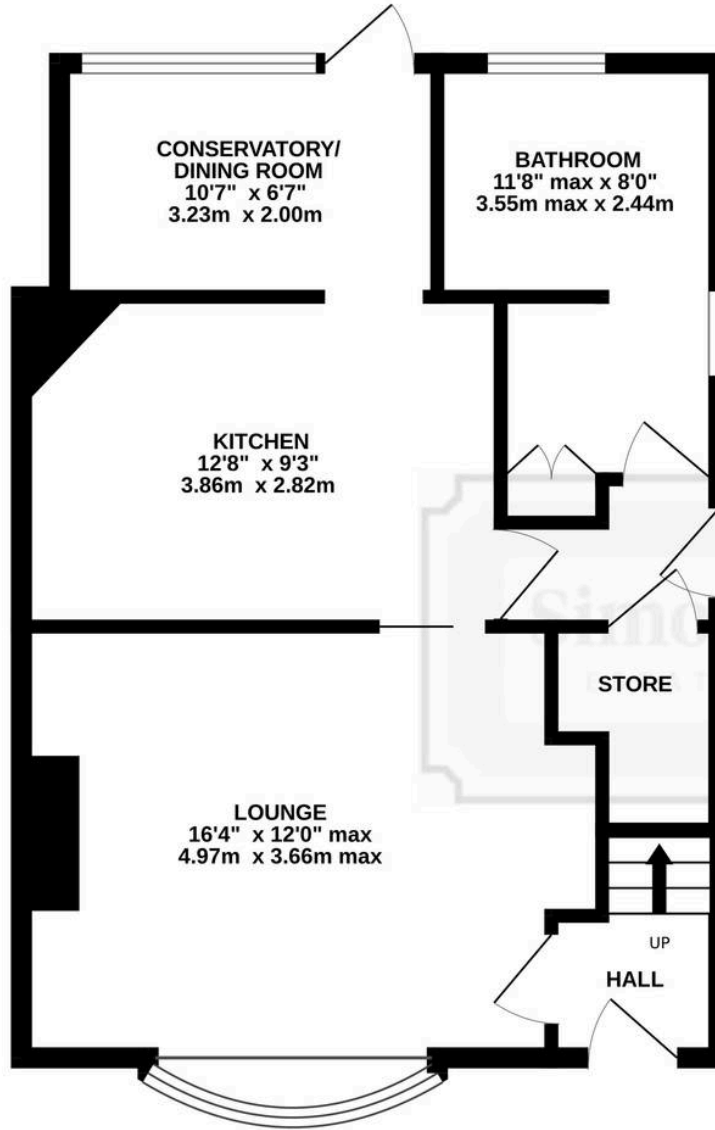




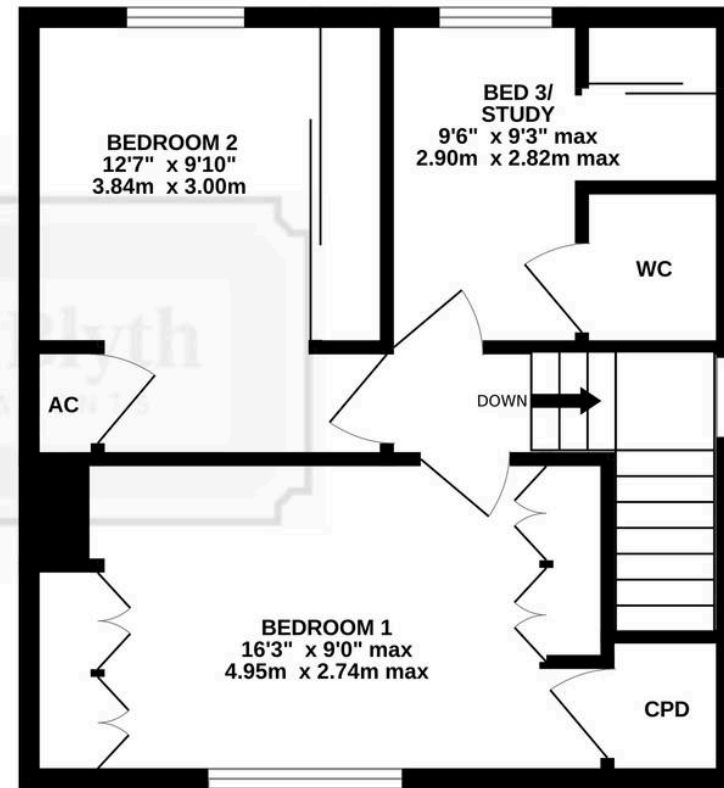
St. Helens Avenue, Barnsley
Barnsley

Offers in Region of **£180,000**

GROUND FLOOR



1ST FLOOR



ST HELENS AVENUE

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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St. Helens Avenue

Barnsley, Barnsley

THIS THREE BEDROOM PROPERTY IS A MUST SEE PROPERTY DUE TO THE AMOUNT OF SPACE IT HAS INSIDE AND OUTSIDE. WITH PLENTY OF SCOPE TO MODERNISE FURTHER, THIS SPACIOUS FAMILY HOME IS IDEAL FOR SOMEONE LOOKING FOR ACCESS TO COMMUTER LINKS, LOCAL AMENITIES AND SCHOOLING. The accommodation briefly compromises of lounge, kitchen diner, conservatory and bathroom. To the first floor there are three bedrooms, one with an ensuite. To the exterior, there is a driveway, front lawn and to the rear a mixture of patio area, lawn and low maintenance garden, with an outhouse.

Council Tax band: A

Tenure: Leasehold

- SPACIOUS SEMI DETACHED HOME
- THREE BEDROOMS
- NO CHAIN
- OFF STREET PARKING
- LARGE REAR GARDEN
- EN SUITE W.C
- POPULAR AREA



ENTRANCE

Entrance is gained through a composite door into the hallway, which consists of a ceiling light central heating radiator and a staircase rising to first floor. A door leads through to the lounge.

LOUNGE

A spacious front facing reception room with ceiling light, wall light, central heating radiator and uPVC double glazed bay window. The focal point of the room is a gas fireplace with a wooden mantel surround and a marble hearth.

DINING KITCHEN

The dining kitchen is accessed through a sliding door from the lounge. The kitchen has a range of wall and base units in an oak shaker style with laminate worktops over and tiled splashbacks. There is an integrated double Bosch oven, integrated four ring electric hob with extractor fan over and a one and half bowl sink with mixer tap over. There is plumbing for a washing machine, ceiling light, space for freestanding fridge / freezer and tiled floor.

CONSERVATORY

Accessed via the kitchen, this flexible reception space has a tiled floor, uPVC double glazed window and uPVC door leading to the rear garden. There is a ceiling light, two wall lights and central heating radiator.



BATHROOM

Comprising of a four-piece suite in the form of: low flush W.C, hand basin sat within vanity unit with chrome taps over, bath with chrome taps over with handheld shower attachment and shower cubicle with mains fed shower within. There is part tiling to walls and floor, extractor fan, two ceiling light points, central heating radiator, chrome towel rail / radiator and obscure uPVC double glazed window.

FIRST FLOOR LANDING

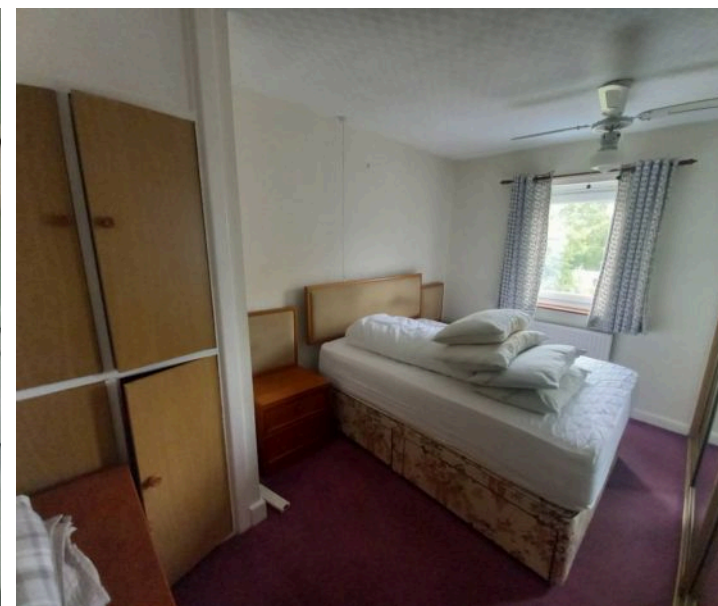
From the entrance hall a staircase rises and turns to first floor landing with ceiling light, uPVC double glazed window and from here we gain access to the following rooms.

BEDROOM ONE

A spacious double bedroom with a selection of built-in wardrobes, units and dressing table. There is a ceiling light, central heating radiator, cupboard housing the boiler with shelving units and uPVC double glazed window.

BEDROOM TWO

A further double bedroom with built in wardrobe, ceiling light with ceiling fan, central heating radiator, cupboard which houses the hot water tank and uPVC double glazed window.





BEDROOM THREE

Currently utilised as a dressing room with ceiling light, built in wardrobe and dresser, central heating radiator and uPVC double glazed window. A door opens to the en suite W.C.

EN SUITE W.C

Comprising of a two-piece suite in the form of; low flush W.C and pedestal hand basin with a stainless-steel mixer tap over. The room has a ceiling light, full tiling to walls, extractor fan and laminate flooring.



GARDEN

To the front of the home is a concrete drive providing off street parking, perimeter walling and fencing with a lawned garden with flower beds. To the side of the home is a gated access leading to the rear of the home. Directly behind the home is a flagged patio seating area and flower beds containing various plants and shrubs.

Towards the rear there is a lawned garden with further flower beds as well as a further low maintenance area with rockery borders containing established plants and shrubs.



ADDITIONAL INFORMATION

EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

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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FREE VALUATIONS

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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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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