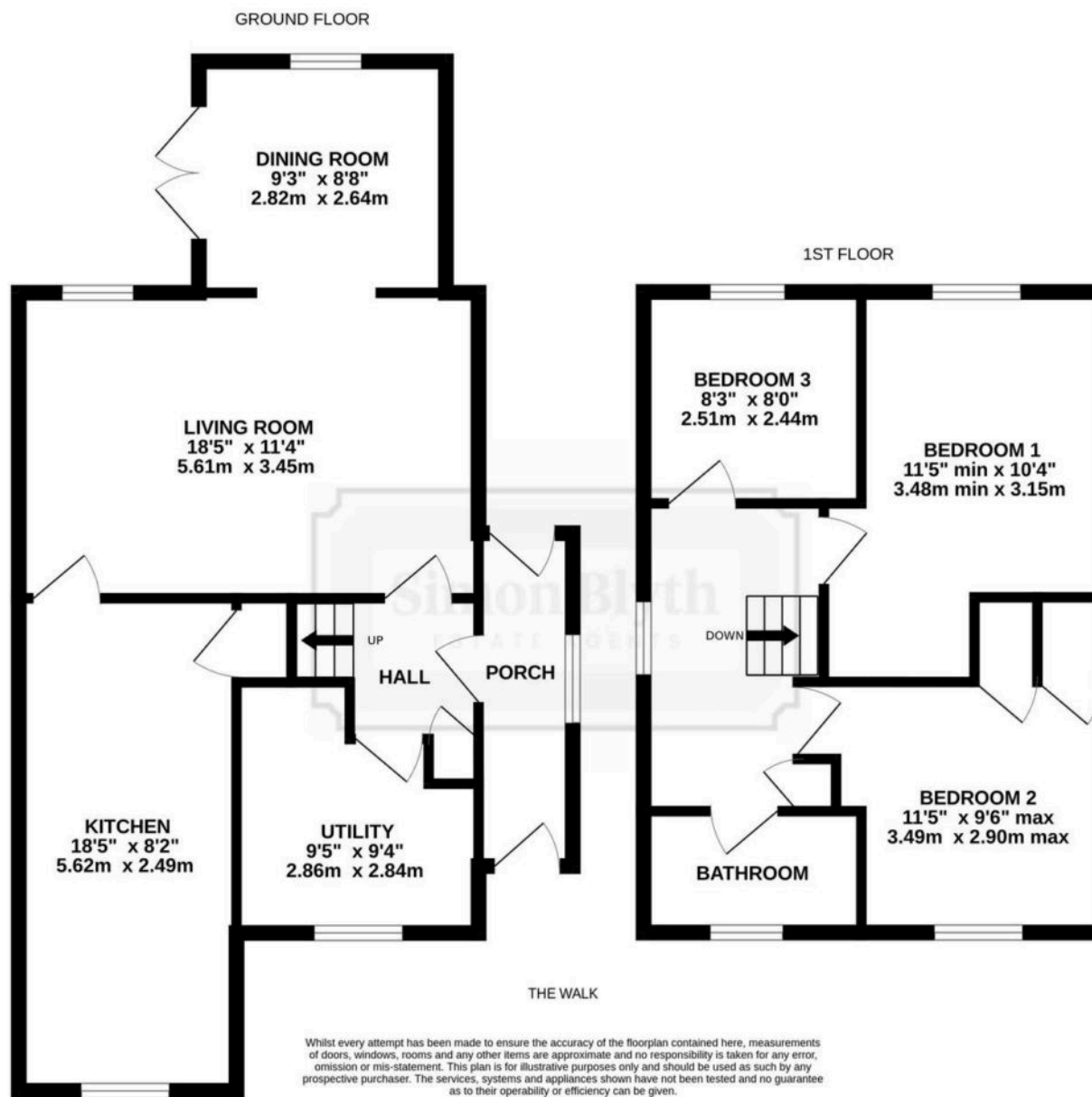




**The Walk, Birdwell**  
Barnsley

Offers in Region of **£290,000**









## The Walk

Birdwell, Barnsley

THIS MUST SEE THREE BEDROOMED PROPERTY ON THE EDGE OF BIRDWELL, ALSO COMES WITH PLENTY OF GROUND FLOOR SPACE AND A LARGE REAR GARDEN WITH LAWNED AREA, PATIO AND OUTBUILDINGS. THIS PROPERTY IS IN A CONVENIENT LOCATION, WITH ACCESS TO AMENITIES, SCHOOLING AND ACCESS TO COMMUTER LINKS. IT IS IDEAL FOR FAMILIES OR ANYONE LOOKING FOR FLEXIBLE OUTDOOR SPACE. The property briefly compromises of generous sized porch, living room, dining room, kitchen and large utility room. To the first floor, three bedrooms and family bathroom. Externally, to the front there is parking for three cars and to the rear, there is a lawn, patio, stables which could be utilised as desired.

Council Tax band: C

EPC Energy Efficiency Rating: C

- DETACHED HOME
- THREE SPACIOUS BEDROOMS
- STABLES
- CAR PORT
- OFF STREET PARKING
- OPEN PLAN LIVING DINING
- WELL PRESENTED
- POPULAR AREA







### **ENTRANCE PORCH**

Entrance gained via composite door with stained glass insert into the entrance porch with uPVC triple glazed window to side and composite door leading into the entrance hall.

### **ENTRANCE HALL**

The entrance hall has a ceiling light, central heating radiator and a staircase rising to first floor. From here we gain entrance to the following rooms

### **UTILITY**

A spacious utility with a range of wall mounted units, sink with chrome mixer tap over with tiled splashbacks and plumbing for a washing machine. The room has inset ceiling lights, tiled flooring, central heating radiator, extractor fan, obscure uPVC triple glazed window and low flush W.C with tiled splashback.

### **LOUNGE / DINER**

In an open plan configuration incorporating living and dining space. The lounge area has two ceiling lights, wood effect laminate flooring, uPVC tripled glazed window and central heating column radiator. The main focal point of the room being a wood effect gas fire with wooden mantel with marble hearth and surround.





### **DINING AREA**

The dining area has ample room for a dining table and chairs. The room has a ceiling light, wood effect laminate flooring, central heating radiator, uPVC triple glazed window and triple glazed twin French doors leading to the rear.

### **KITCHEN**

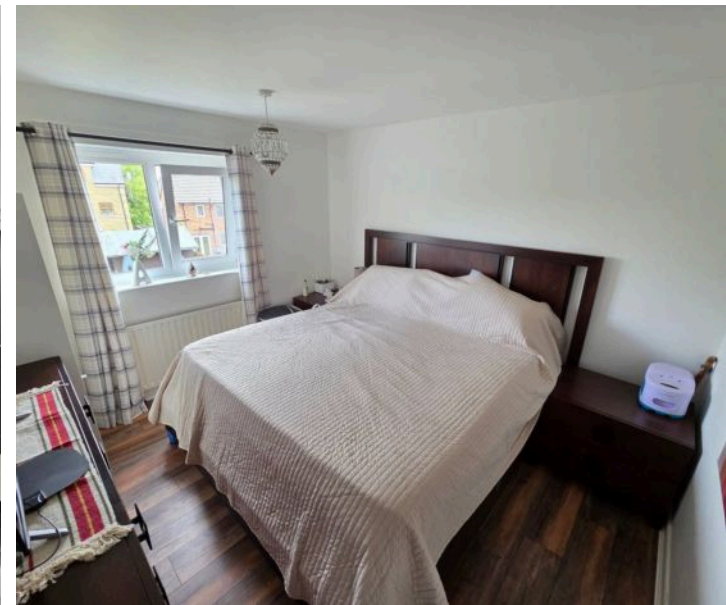
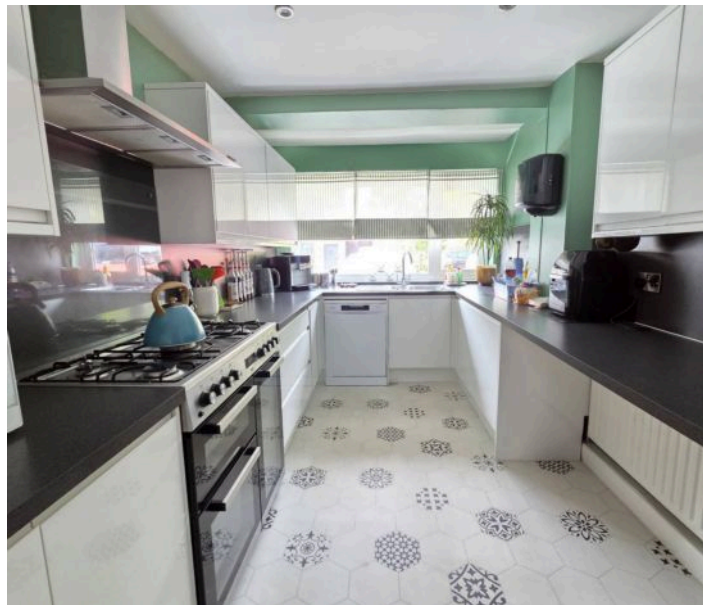
The kitchen itself has a range of wall and base units in a high gloss white with contrasting laminate worktops over and one and a half bowl stainless steel sink with chrome mixer tap over. The kitchen has space for a free-standing cooker with five ring burner gas hob over with chimney style stainless steel extractor fan over, plumbing for a dishwasher and space for a free-standing fridge / freezer. There are inset ceiling lights, central heating radiator and uPVC triple glazed window overlooking the front of the property.

### **FIRST FLOOR LANDING**

From the entrance hall a staircase rises and turns to first floor landing with ceiling light, central heating radiator, uPVC triple glazed window and access to storage cupboard. From here we gain access to the following rooms.

### **BEDROOM ONE**

A spacious rear facing double bedroom with ceiling light, central heating radiator and uPVC triple glazed window.







### **BEDROOM TWO**

A further double bedroom front facing with built in cupboards, ceiling light, central heating radiator and uPVC triple glazed window.

### **BEDROOM THREE**

A further well sized bedroom with, ceiling light, central heating radiator and uPVC triple glazed window overlooking the rear of the property.

### **BATHROOM**

A modern three-piece white suite in the from of; close coupled W.C, basin sat within vanity unit with cascade mixer tap over, bath with chrome mixer taps with shower attachment and glazed shower screen. The room has a ceiling light, tiling to walls and floor, extractor fan, central heating radiator and obscure uPVC triple glazed window.





## GARDEN

To the front of the home is a blocked and flagged paved driveway providing off street parking for several cars. To the side of the home is access to a car port with cover and gated access. Immediately behind the home is flagged patio seating area with pergola. To the rear is a lawned area garden with perimeter walling and fencing. Towards the bottom of the garden is a set of stables which could be utilised as desired.









## ADDITIONAL INFORMATION

The EPC is a C-71 and the council tax band is C, 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

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## 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

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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





## Simon Blyth Estate Agents

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