

Saxton Mee

Saxton Mee



Rimini Rise Darfield Barnsley S73 9PU
Guide Price £170,000



Rimini Rise

Barnsley S73 9PU

Guide Price £170,000

GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** Situated on a quiet cul-de-sac is this effectively extended, two double bedroom semi-detached bungalow which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: uPVC door which opens into the open plan kitchen and dining room. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is space for an oven and fridge freezer along-with housing and plumbing for a washing machine. A cupboard houses the gas boiler. Attractive flooring which flows into the dining room. Access into the well proportioned lounge with a front window allowing natural light, while the focal point of the room is the gas fire set in the attractive surround. There is then access to two double bedrooms and the bathroom. Both bedrooms overlook the rear garden with the master benefiting from fitted wardrobes. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM BUNGALOW
- WELL PRESENTED & EFFECTIVELY EXTENDED ACCOMMODATION
- OPEN PLAN KITCHEN & DINING ROOM
- WELL PROPORTIONED LOUNGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARDENS TO BOTH THE FRONT & REAR
- CLOSE TO LOCAL AMENITIES





OUTSIDE

A low wall encloses the front lawn with a planted border. A driveway leads down the side of the property. The rear garden has a patio, lawn and garden shed.

LOCATION

Located in the sought-after Rimini Rise neighbourhood, this bungalow offers a peaceful environment while remaining close to local amenities and transportation links

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

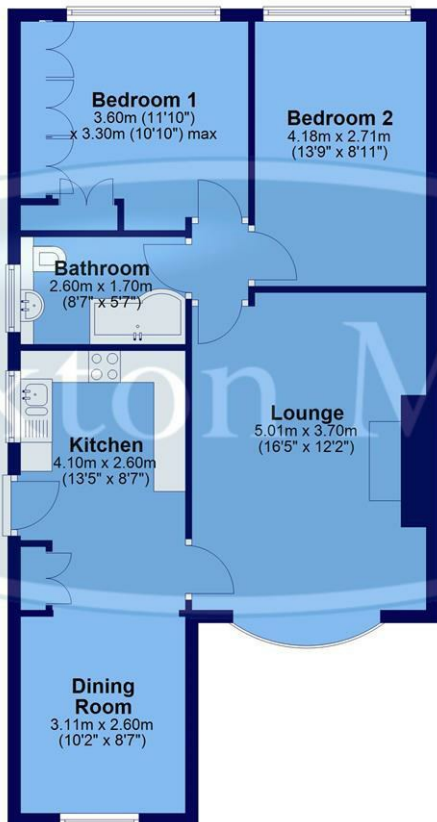
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Ground Floor
Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	85
		EU Directive 2002/91/EC	