

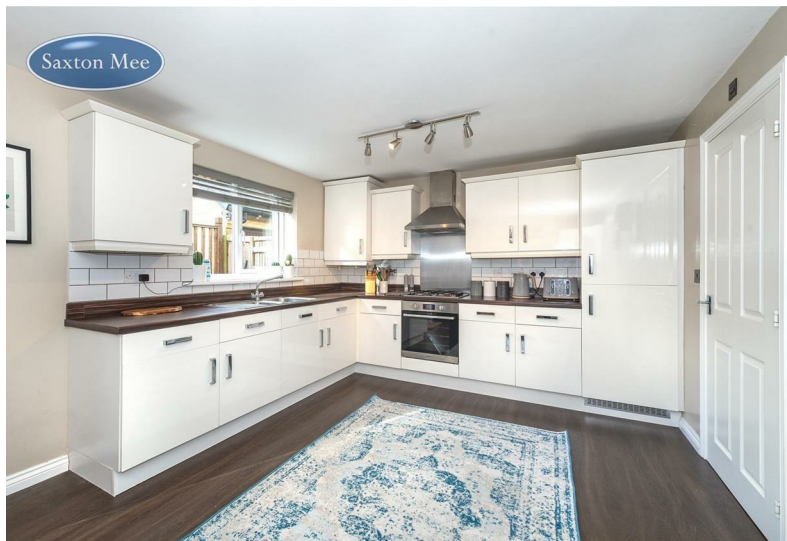
Saxton Mee



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Daisy Drive Barnsley S70 4NY
Guide Price £260,000

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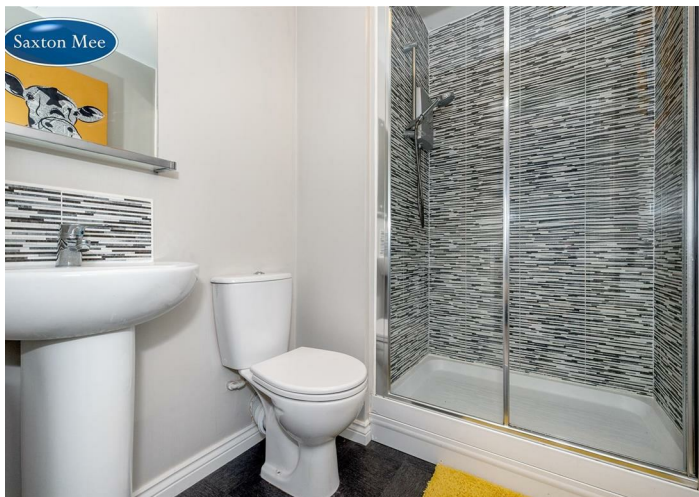
Barnsley S70 4NY

Guide Price £260,000

GUIDE PRICE £260,000-£270,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** Situated on this quiet cul-de-sac position is this four bedroom, two bathroom detached property which enjoys an easily maintained rear garden and benefits from a driveway providing off-road parking for two cars, garage, electric charge point, uPVC double glazing and gas central heating throughout. In brief, the well presented living accommodation comprises: front composite door which opens into the spacious entrance hall with a downstairs WC, fitted shelving and storage under the stairs and a cloakroom. Doors then open into the lounge and the open plan kitchen/diner. The well proportioned lounge has a front facing window allowing lots of natural light. The good size kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and dishwasher. There is ample space for a dining table and chairs and rear uPVC entrance doors open onto the rear garden providing a perfect extension for outside dining. There is a useful utility room off the kitchen which has matching units, fitted shelving and a work surface along-with an integrated washing machine and housing for a tumble dryer. From the entrance hall, a staircase rises to the first floor landing with a good size storage cupboard, access into the loft space, the four bedrooms and the family bathroom. The master to the front benefits from fitted wardrobes and comes with an en suite shower room with WC and wash basin. Bedroom two overlooks the rear garden and again has fitted wardrobes. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- SOUTH-WEST FACING REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- DRIVEWAY, GARAGE & ELECTRIC CHARGE POINT
- QUIET CUL-DE-SAC POSITION





OUTSIDE

A driveway runs down the side of the property providing off-road parking for two cars and leads to the detached garage. Gated access to the fully enclosed rear garden with a wooden decked seating area, patio and a lawn.

LOCATION

Located in a quiet and popular area of Barnsley close to local amenities, the M1, major transport links and within walking distance to Locke Park and Worsbrough Mill and Country park.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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.

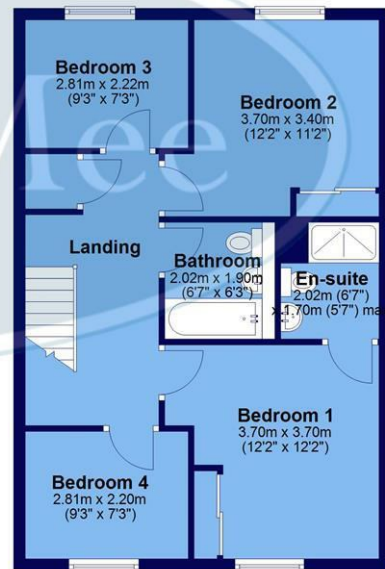
Ground Floor

Main area: approx. 56.9 sq. metres (612.0 sq. feet)
Plus garages, approx. 15.2 sq. metres (163.3 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



Main area: Approx. 113.7 sq. metres (1223.9 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	EU Directive 2002/91/EC	80	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	EU Directive 2002/91/EC		