

# Saxton Mee



**Ravenna Close Barnsley S70 3QN**  
**Price £170,000**

# Ravenna Close

Barnsley S70 3QN

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**\*\* FREEHOLD \*\*** Located at the end of this quiet cul-de-sac is this well presented, three bedroom property which is situated on an admirable size plot enjoying a fantastic rear garden and benefiting from a driveway providing off-road parking for two cars, uPVC double glazing, a new boiler and gas central heating. The property is located within a short distance from Barnsley town centre, close to all local amenities and schools this property is great for commuting through to Doncaster, Rotherham and Sheffield. In brief, the living accommodation comprises: uPVC door which opens into the entrance hall. A door then opens into the lounge which has attractive flooring and a large front window allowing natural light. Access into the kitchen/diner which has a modern range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring induction hob with extractor above. Integrated appliances include an electric oven, fridge, freezer, dishwasher and washing machine. Breakfast bar area. Access to a downstairs WC. Rear uPVC French doors which open onto a patio, perfect for outside dining and entertaining. From the entrance hall, a staircase rises to the first floor landing with access into the insulated loft space, a cupboard which houses the gas boiler, the three bedrooms and the bathroom. The master bedroom benefits from fitted wardrobes and comes with the added advantage of an en suite shower room with WC and wash basin set in a vanity unit. Double bedroom two has fitted wardrobes. Bedroom three is currently used as a dressing room and has a storage cupboard over the stairs. The bathroom comes with a modern and contemporary three piece suite including bath, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FANTASTIC REAR GARDEN
- THREE BEDROOMS & TWO BATHROOMS
- DOWNSTAIRS WC
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT MOTORWAY LINKS
- CLOSE TO AMENITIES





#### OUTSIDE

To the front is a driveway providing off-road parking for two cars. A gate opens to the fully enclosed rear garden which is mostly patio and has an artificial lawn.

#### LOCATION

Close to Barnsley town centre, this offers easy access to town centre amenities and attractions including numerous high street chains and the Alhambra shopping centre. There is easy access to the M1 motorway and the Trans Pennine Trail and also offers good ease of access to both Rotherham and Doncaster. Local shops include Tesco and Aldi supermarket's and retail park featuring B and Q and Dunelm Mill.

#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

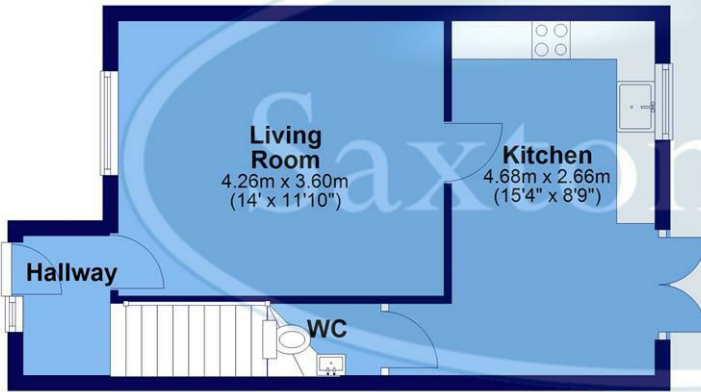
#### VALUER

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.

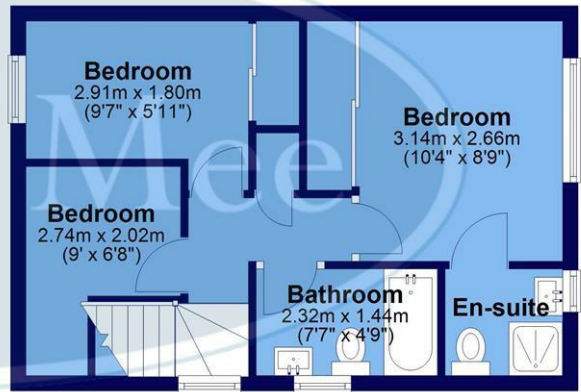
## Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 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			
(92-91) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	88
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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