

Birchin Bank Elsecar Barnsley S74 8DP
Guide Price £155,000

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GUIDE PRICE £155,000-£160,000 ** FREEHOLD ** TWO ALLOCATED SECURE OFF-ROAD PARKING SPACES ** Situated on this popular residential estate is this well presented, three bedroom mid townhouse which enjoys a private rear garden and benefits from two off-road parking spaces to the rear of the property, uPVC double glazing and gas central heating. The property has been upgraded by the current owner including new composite entrance doors and a new bathroom suite. The property is in a great location close to Elsecar Station, primary schools, shops and amenities such as Elsecar Heritage Centre and Park. In brief, the living accommodation comprises front composite door which opens into the entrance hall with access into the lounge. This well proportioned room has a front window allowing natural light and benefits from an under stair cupboard. A door then opens into the kitchen/diner having 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, dishwasher and washing machine along-with housing for the gas boiler. A door opens into a rear entrance lobby with a composite door and access into a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. Double bedroom one is front facing. Double bedroom two overlooks the rear garden, has space for bedroom furniture and benefits from a fitted wardrobe. Bedroom three is currently used as a dressing room. The bathroom comes with a modern three piece suite including bath with electric shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- NEW BATHROOM SUITE
- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- PRIVATE REAR GARDEN
- AMENITIES CLOSE-BY, WELL REGARDED LOCAL SCHOOLS & COMMUTER LINKS





OUTSIDE

A lawn to the front. To the rear is vehicular and pedestrian access. The fully enclosed rear garden has a lawn and patio. Two allocated parking spaces.

LOCATION

Situated in this popular village having good local amenities. Well regarded schools close-by. Elsecar Heritage Centre. Elsecar Park and Cafe. Convenient for travel to many major centre's, Hoyland Train Station and Dearne Valley Parkway and A1M and M1 motorway.

MATERIAL INFORMATION

The property is Freehold and is currently Council Tax Band B.

VALUER

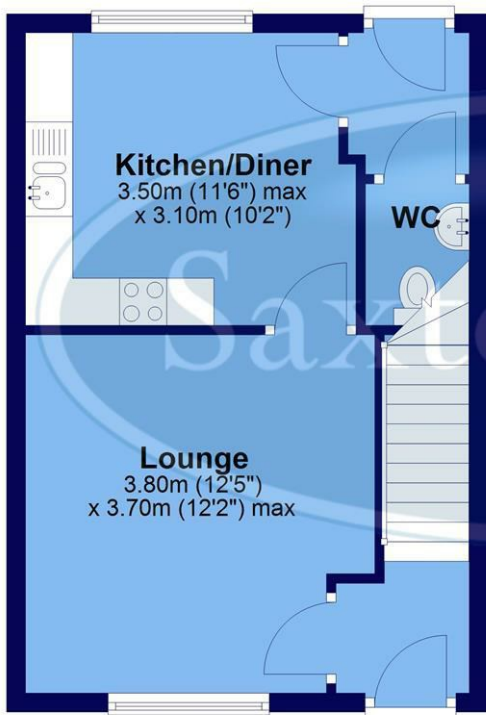
Greg Ashmore MNAEA

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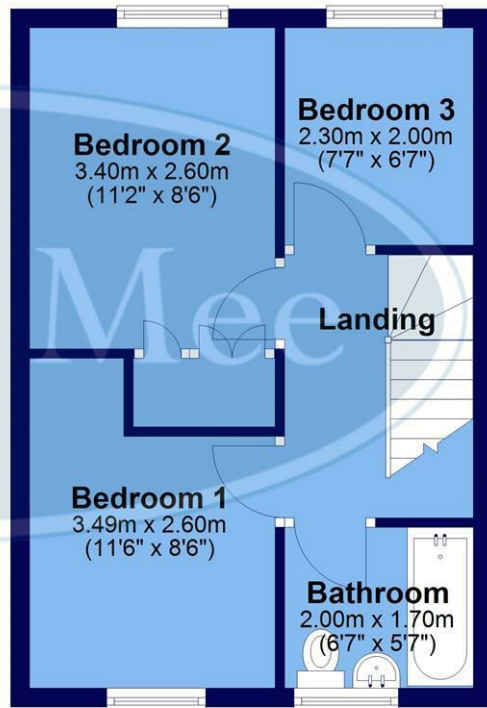
Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 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	A		
(92-91)	B		
(89-80)	C		
(75-64)	D		
(55-48)	E		
(35-28)	F		
(1-10)	G		
Not energy efficient - higher running costs		76	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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		76	90
England & Wales		EU Directive 2002/91/EC	