



Mount Vernon Road Barnsley S70 4DF  
Offers In The Region Of £200,000

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**\*\* WEST FACING REAR GARDEN \*\* \*\* FREEHOLD \*\*** Situated in this well regarded residential area is this larger than average, three bedroom semi detached property which enjoys a landscaped rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front composite door which opens into the entrance hall with an under stair storage cupboard which houses the gas boiler. There is access into the lounge and the kitchen/diner. The generously proportioned lounge has a large bay window allowing lots of natural light, while the focal point is the cast iron stove. The good size kitchen/diner has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include a double electric oven, fridge freezer and dishwasher along with housing and plumbing for a washing machine. There is ample space for a dining table and chairs, a rear composite stable style door and a uPVC sliding patio door which opens into the conservatory. This good size space is bright and airy and has access onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the three bedrooms and the bathroom. The master to the front has a large bay window and benefits from fitted wardrobes. Double bedroom two overlooks the rear garden and again benefits from fitted wardrobes. Bedroom three is currently used as an office. The bathroom comes with a four piece suite including bath, shower enclosure with electric shower, heated towel radiator. WC and wash basin.

- VIEWING ADVISED
- WELL PRESENTED BAY FRONTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- WEST FACING LANDSCAPED REAR GARDEN
- COMMUTER LINKS INCLUDING THE M1 MOTORWAY





## OUTSIDE

The property has a front garden which is mainly laid to lawn with a pathway and steps leading to the front entrance. To the side is a block paved driveway providing off-road parking. The fully enclosed, landscaped rear garden has a blocked paved patio, steps lead to an artificial lawn and a wooden decked area. The garden has an outbuilding which has a uPVC entrance door, a double glazed window and electric power connection points.

## LOCATION

Close to amenities and schools and just a short drive to Barnsley with the Metrodome, Worsbrough Mill Museum & Country Park etc. Close to open countryside and excellent motorway connections via the M1.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

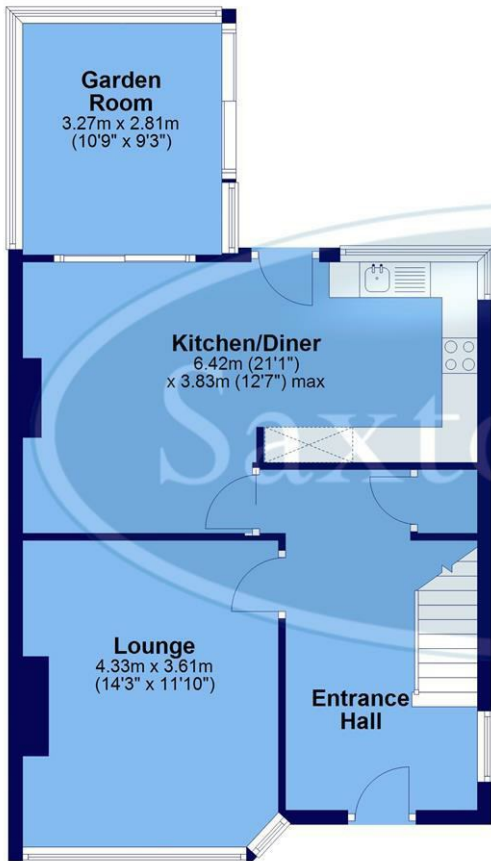
## VALUER

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.

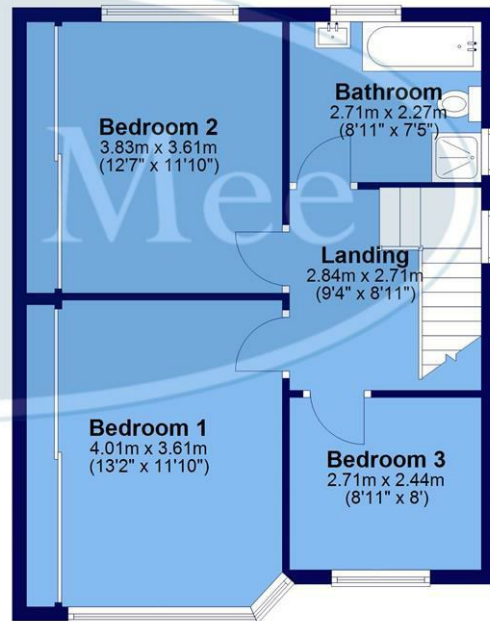
## Ground Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



## First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 sq. feet)

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

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