



Bevan Close Elsecar Barnsley S74 8DR
Guide Price £200,000

Bevan Close

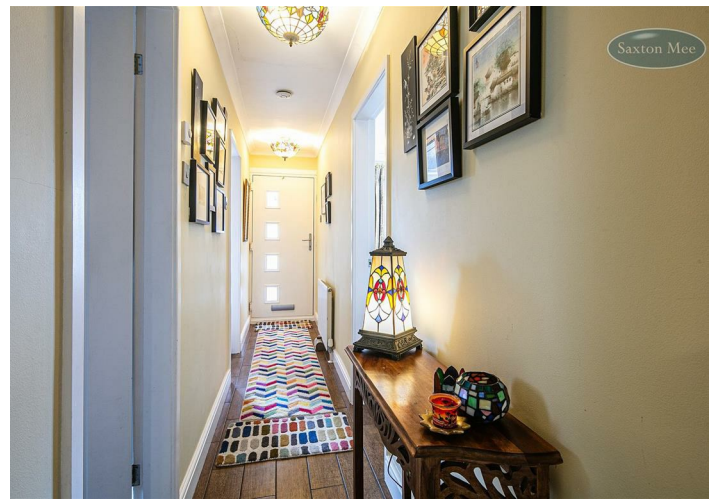
Barnsley S74 8DR

Guide Price £200,000

GUIDE PRICE £200,000-£210,000 Situated in this sought after location is this spacious, three bedroom semi detached bungalow which enjoys a lovely, south-west facing 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 briefly comprises: new composite door which opens into the entrance hall with access into the loft space where the modern boiler is fitted. Doors then open into the lounge, kitchen/diner, two bedrooms and the bathroom. The lounge to the front has a lovely bay window filling the room with natural light, while the focal point of the room is the gas fire set in an attractive surround. The good size kitchen/diner has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. Integrated appliances include a dishwasher and washing machine along with space for a Range cooker and American style fridge freezer. Ample space for a dining table and chairs. Side stable door. A door then opens into bedroom three which overlooks the rear garden and is currently used as a second reception room. The good size master bedroom overlooks the rear garden and benefits from fitted storage. Bedroom two is front facing. The bathroom is fully tiled and comes with a three piece suite including bath with electric shower, WC and wash basin.

- VIEWING IS A MUST!
- WELL PRESENTED & SPACIOUS THREE BEDROOM BUNGALOW
- GOOD SIZE LOUNGE & KITCHEN
- DRIVEWAY & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- MOTORWAY LINKS
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

A low wall and fencing encloses a front lawn with planted borders. Gates open to a block paved driveway providing off-road parking which leads to the garage. To the rear is a fully enclosed garden which includes a patio, gravelled area with planted border. Garden shed.

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

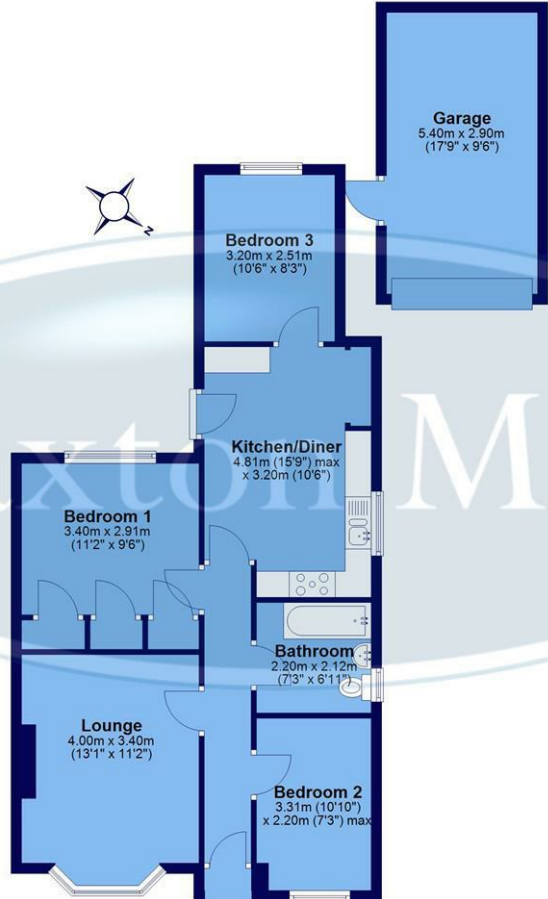
The property is Freehold and is currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

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. 68.8 sq. metres (740.3 sq. feet)
Plus garages: approx. 15.7 sq. metres (168.8 sq. feet)



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All measurements are approximates 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) 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	70	86

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	68	84