



37 Ashwell Close
Shafton, Barnsley, S72 8NZ

Offers In The Region Of £157,950



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INTRODUCTION

A modern and desirable extended three bedroom semi detached house situated within a delightful residential location in the heart of Shafton with easy access to amenities and the Dearne Valley Parkway. The property comprises: entrance hall, lounge, breakfast kitchen, conservatory, three bedrooms and family bathroom. Gas central heating and double glazing are installed, whilst outside there are gardens to the front and rear along with private driveway and detached garage.

ENTRANCE HALLWAY

Feature composite front door leading to the lounge. Radiator and staircase leading to the first floor.

LOUNGE

10'4" x 14'8" (3.17 x 4.48)

An open-plan room with central heating radiator, fitted carpets, double glazed window and access to the kitchen.

BREAKFAST KITCHEN

6'7" 13'3" (2.02 4.06)

A wide range of modern high gloss wall and base units, complimentary work surfaces, sink and drainer with mixer tap over. Integrated oven, hob with extractor fan, dishwasher and breakfast bar for casual dining. Double glazed window to the rear, radiator and patio door leading to the conservatory and rear garden.

CONSERVATORY

8'2" x 8'2" (2.5 x 2.5)

UPVC sliding door leading from the kitchen. Blinds and access to the rear garden via uPVC french door.

FIRST FLOOR LANDING

Providing fitted carpets, central stairs rising to the rooms on the first floor.

BEDROOM ONE

8'2" x 20'7" (2.51 x 6.28)

An extended double bedroom running the full length of

the house with carpet floor, uPVC double glazed window to the front and rear elevation and central heating radiator.

BEDROOM TWO

10'2" x 11'0" (3.12 x 3.36)

A double bedroom with carpet flooring, stylish fitted wardrobes a wall mounted radiator and an elevated double glazed window to the front elevation.

BEDROOM THREE

10'0" x 7'0" (3.07 x 2.14)

The third bedroom provides fitted carpets, a wall mounted radiator and an elevated double glazed window to the rear elevation.

BATHROOM

6'1" x 7'0" (1.87 x 2.14)

Vinyl flooring, extractor fan and fully tiled walls. A modern three piece white suite with bath, electric shower and screen, pedestal basin, and W/C. A obscure double glazed window to the rear and central heating radiator.

EXTERNALLY

To the front of the property is a neat and pleasant low-maintenance garden. At the rear of the property is a further low-maintenance garden together with a patio area and lawn. Further more the property offers a secure private driveway and detached garage.

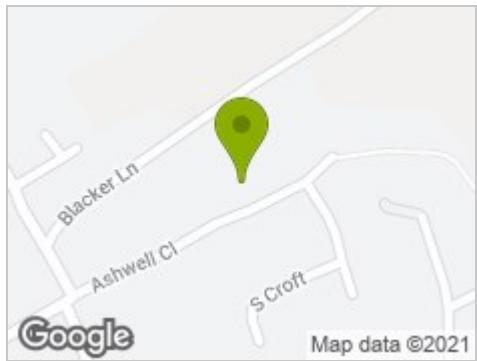
Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 62 Old Mill Lane
Barnsley, S71 1PJ



Road Map



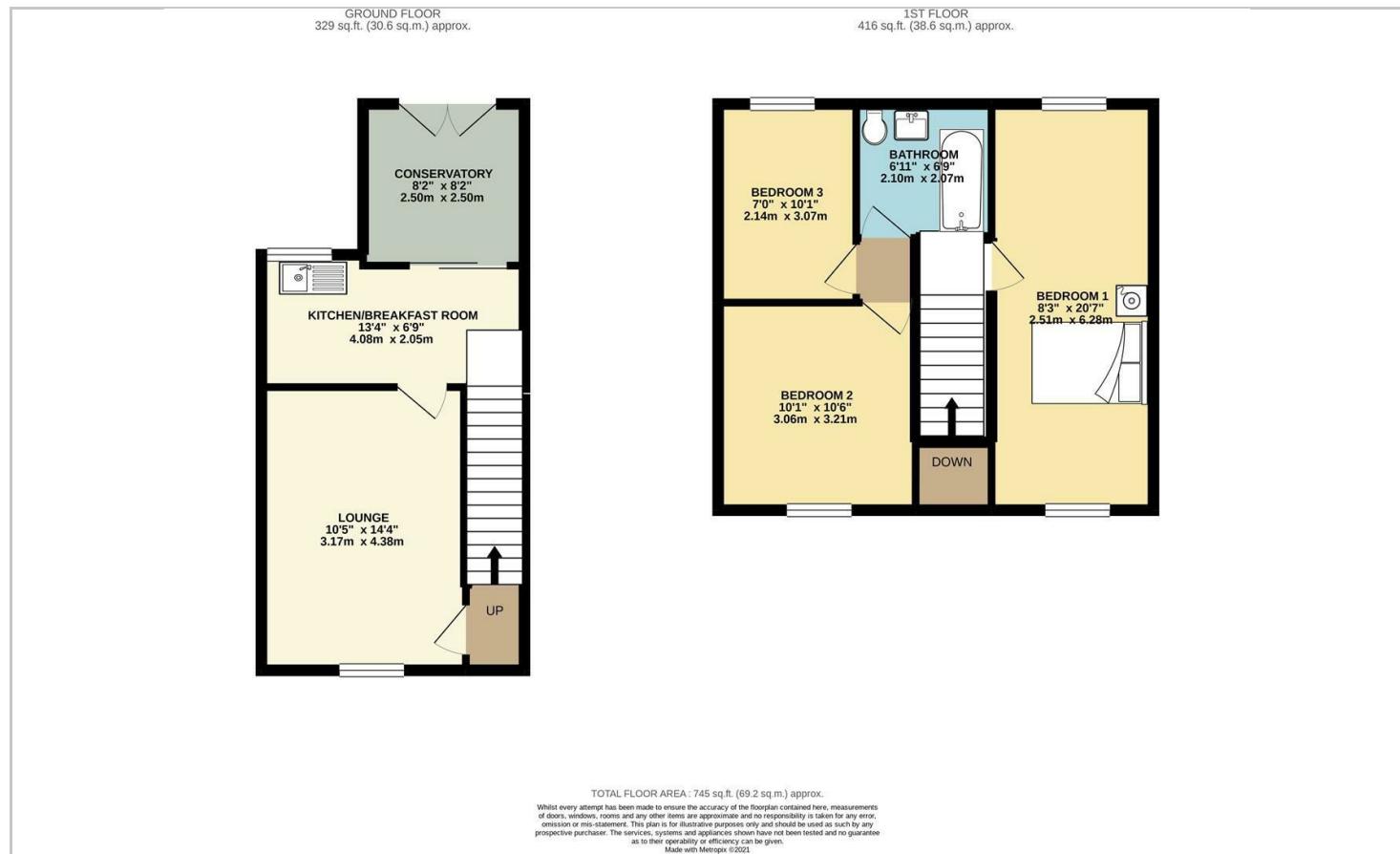
Hybrid Map



Terrain Map



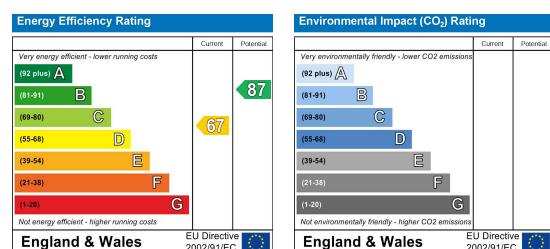
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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