



5 Crown Close, Barnsley, South Yorkshire, S70 4DB

**Offers In The Region Of £70,000**

Calling all investors and first time buyers!!!

New to the sales market is this recently renovated two double bedroom property which has accommodation set over three floors with the option to adapt the cellar into usable living space. There is a rear garden area and the property has been decorated and carpeted throughout.

The location of this one is great having easy access to the Town Center but being tucked away from the main road.

This property is available now with no upper chain so be quick and arrange your viewing now!!



## Lounge



External entrance door leading to the lounge area which has been newly decorated. With a white glossed wooden fire surround and decorative tiles to either side.

## Kitchen



Recently fitted matt wall and base units which compliment the black slate effect work surface. With space for a cooker and washing machine. Newly decorated and ample space for a dining table.

## Bedroom One

Spacious double bedroom recently decorated with a storage cupboard containing shelving.

## Bedroom two (attic)



A double bedroom in the attic which is spacious, newly decorated with a velux window which allows light to the room. Also with gas central heating radiator

## Bathroom



A 3 piece white suite which is finished with a gloss grey brick affect tile acting as a back splash to the bath and sink. The suite is situated behind an arch which divides the bathroom into 2 separate spaces which allows additional room for a dressing area. The bathroom is also newly decorated with a gas central heating radiator.

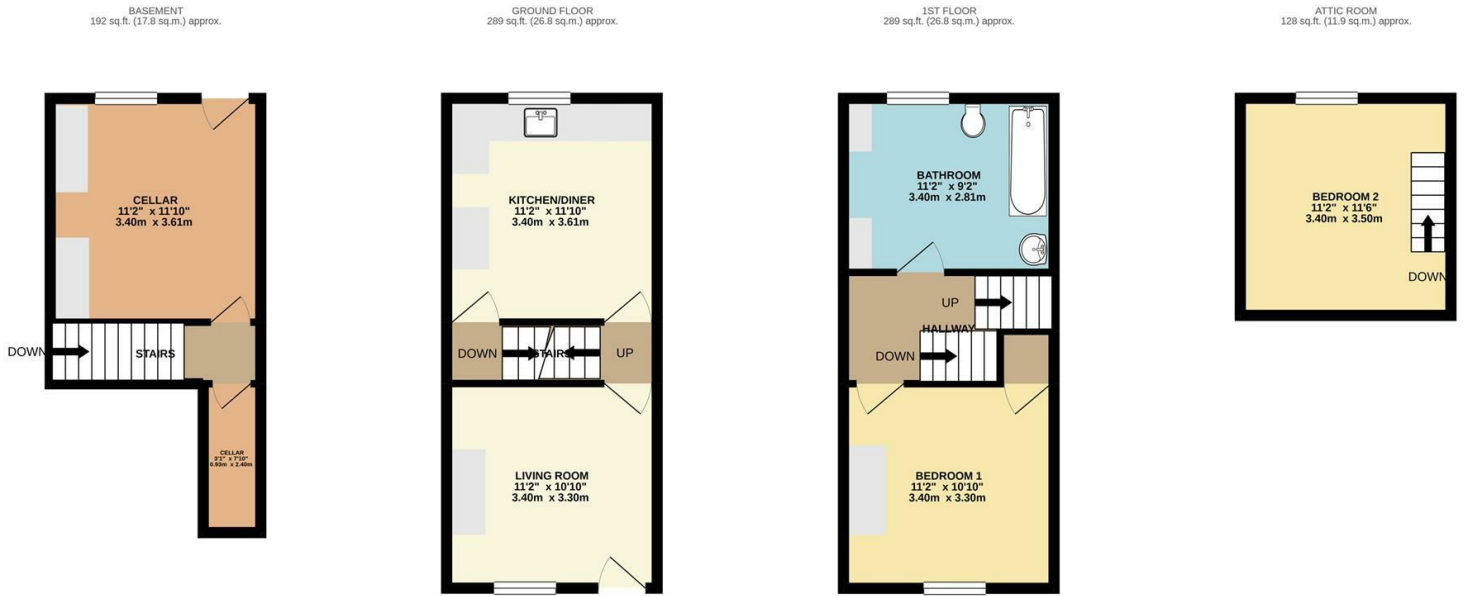
## Cellar

The cellar has a range of extra kitchen units and can be used or developed further into another reception room.

## Garden

A good size rear outside space which can be accessed from the cellar room.

# Floor Plan



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

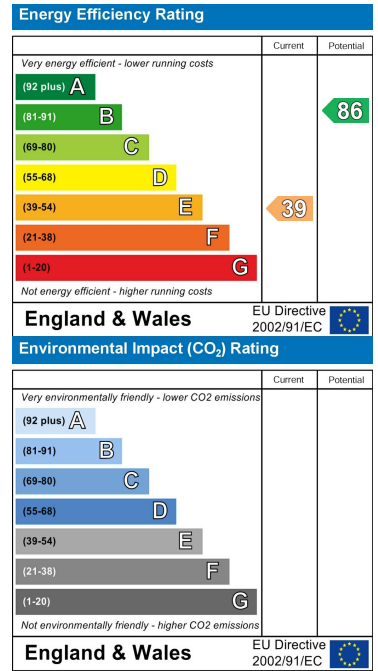
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

