



**8 Park Avenue, New Lodge, Barnsley, Yorkshire, S71 3TU**  
**Offers In The Region Of £110,000**

\*\*\* A FABULOUS 1ST TIME BUYER PROPERTY!!! \*\*\*

We are delighted to bring to the market this amazing two bedroom property which is in a quiet cul de sac position but just a stone's throw away from the local amenities and Town. The condition throughout is of a high standard with the current owners having had a rear extension and modern kitchen fitted. The rear South West facing garden is a lovely size and perfect for those summer BBQ's!

The property briefly comprises of the entrance hall, lounge, kitchen / diner, two double bedrooms and modern bathroom. There is also a double driveway to the front of the property.

As mentioned, this is a very convenient location for its proximity to Barnsley as well as being great for the M1 and link roads to surrounding areas.

Call now to arrange your viewing!!!



## ENTRANCE HALLWAY

Entering through the front white uPVC double glazed doors into the hallway which has the stairs and access to the lounge.

## LOUNGE



A spacious and light room with a bay window to the front and partially open aspect to the kitchen / diner. The flooring is a grey wood effect laminate with matching grey decor.

## KITCHEN



This large and modern extended kitchen diner has a range of white gloss effect wall and base units with a wood effect work surface and contrasting red splash back tiles. The rear entrance door gives access to the side and garden. There is further under stair storage to the corner as well.

## BEDROOM ONE



The spacious and light front bedroom is done in gentle colours.

## BEDROOM TWO



The second bedroom is also a double but is currently being used as an office / dressing room and spare room! It has wood effect laminate flooring and light decor.

## BATHROOM



A modern bathroom having only been updated in the last few years. It has matching white toilet, pedestal sink and bath with a shower over and glass screen. The walls are glittery and light full height panels and with a mosaic style covering to the floor.

## OUTSIDE



To the front of the property is a well done double driveway and access to the side of the property through a small gate.

The side of the property has a well presented decked area leading around to the back garden with a range of mature plants and shrubs to the entrance of the rear garden. A mature lawn makes up most of the rear with a border of plants and a patio area as well. This rear garden is South West facing so enjoys sunlight over most / late parts of the day.





## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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