

36 Old Mill Lane, Barnsley, S70 2LB

£650 Per Month

For RENT is this delightful fully refurbished THREE BEDROOM terrace property situated in the heart of Barnsley. Boasting from its generously spacious rooms, PVCu double glazing and gas central heating throughout the property is in perfect close proximity to local amenities, only a stone throw away from BARNSELY TOWN CENTRE and Barnsley College and also close to the M1 network. This property is set out over three levels and accommodates a lounge, dining room, kitchen, cellar, family bathroom, three bedrooms and gardens to the front and rear. For further details or to arrange an agent accompanied viewing please telephone 01226 771333 or visit www.psbarnsley.co.uk

INTRODUCTION

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LIVING ROOM 12'1" x 11'9" (3.7 x 3.6)



The lounge offers original floorboards, an open fire with a feature surround, a wall mounted radiator and a PVCu double glazed bay window to the front elevation.

KITCHEN 10'9" x 6'2" (3.3 x 1.9)



A new kitchen featuring a range of fitted wall and base level units, breakfast bar with modern effect work surfaces incorporating a stainless steel bowl drainer sink unit with mixer tap and complimentary ceramic tiling to the surrounds. There is an electric oven with a four ring electric hob and canopied extractor hood. Low voltage lighting to the ceiling, rear facing PVCu double glazed window and a PVCu door accessing the rear garden.

DINING ROOM 14'1" x 11'9" (4.3 x 3.6)



Leading from the lounge is the dining room with modern floor, original feature fireplace, wall mounted radiator and an over sized PVCu double glazed window.

CELLAR 12'1" x 11'9" (3.7 x 3.6)



Underground storage area.

LANDING



Providing fitted carpets, stairs rising to the attic bedroom and access to rooms on the first floor.

BEDROOM ONE 12'1" x 11'9" (3.7 x 3.6)



The first bedroom includes original flooring, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM TWO 11'1" x 6'2" (3.4 x 1.9)



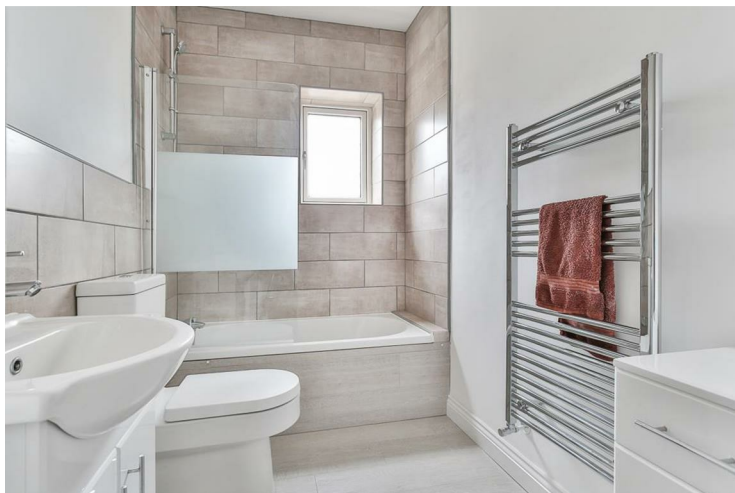
The second bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM THREE 15'8" x 11'1" (4.80 x 3.40)



A beautifully converted and spacious attic room, fully carpeted, wall mounted radiator and Velux window to roof.

BATHROOM 11'1" x 5'2" (3.4 x 1.6)



The house bathroom features a four piece new suite comprising a low flush WC, wash hand basin, bath, shower and matching tiling. Also with a wall mounted radiator and an elevated PVCu double glazed window.

EXTERNALLY



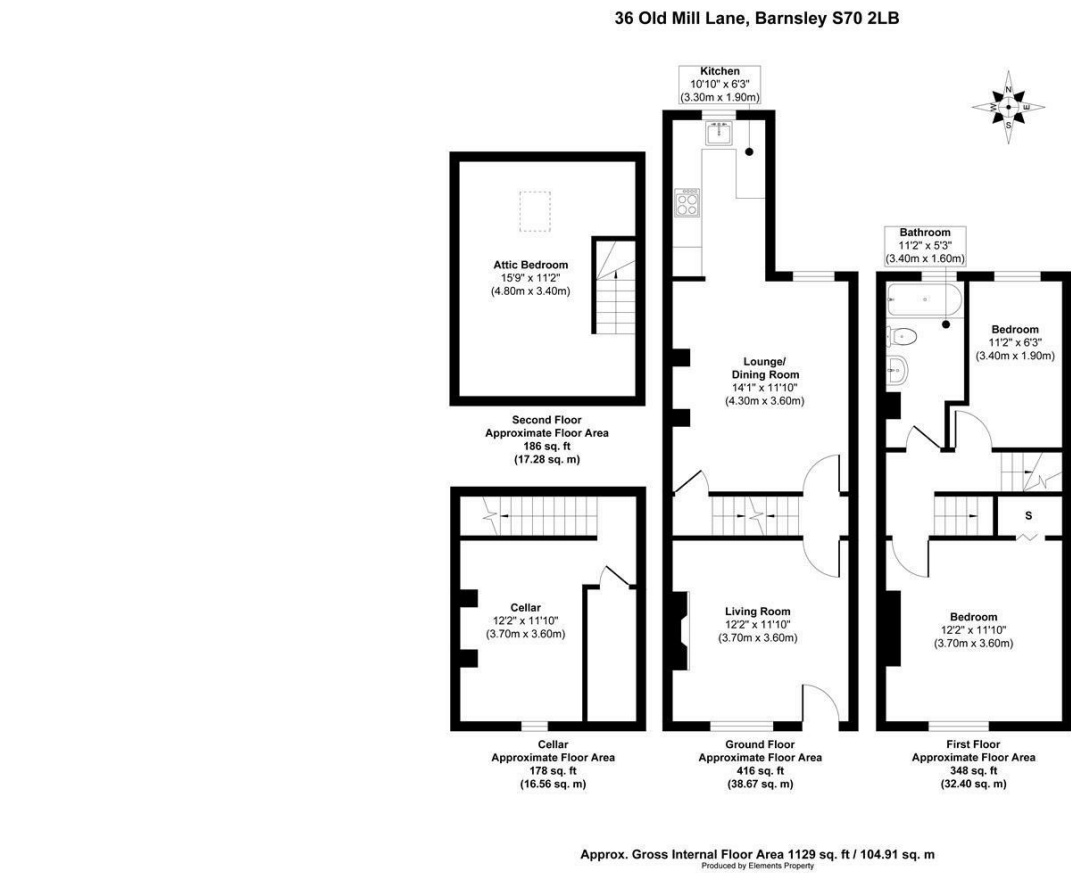
To the front of the property offers an enclosed buffer garden with low maintenance plants, paving and access to the entrance door. The rear features a large low maintenance enclosed garden with access to the rear through a gate.

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

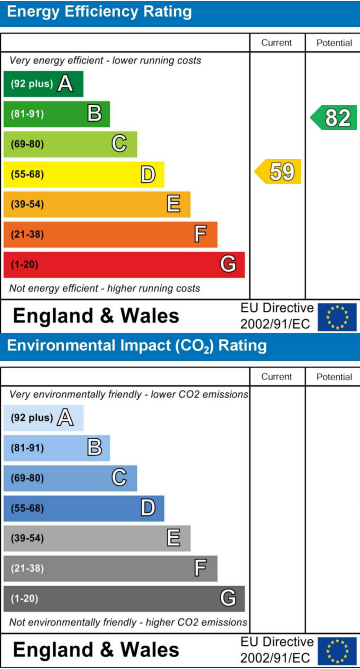
Floor Plan



Area Map



Energy Efficiency Graph



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