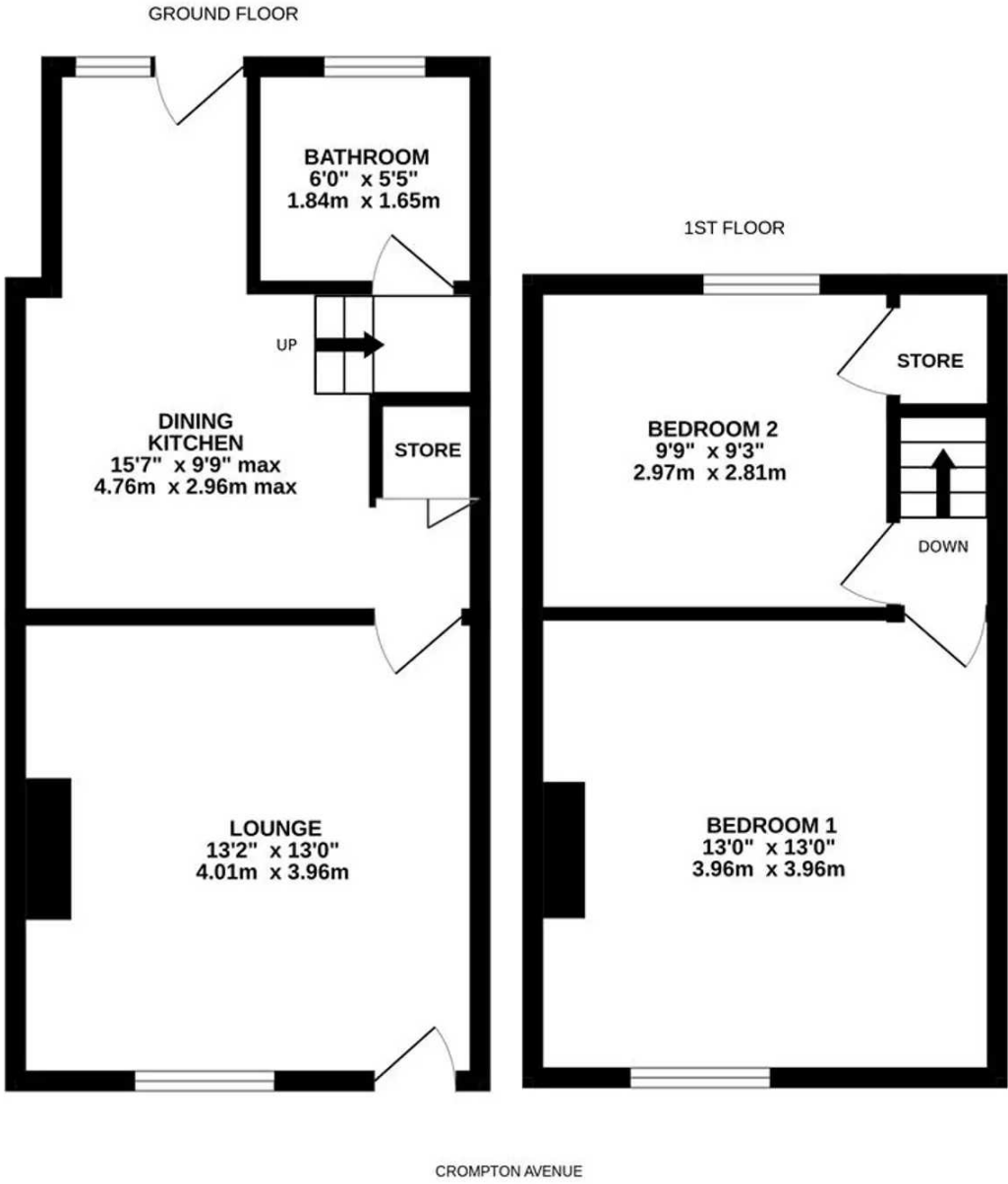




**17 Crompton Avenue, Barnsley, S70 6LE**

Barnsley

**OFFERS AROUND £100,000**



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.  
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## Crompton Avenue

### Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS EXTENDED TWO DOUBLE BEDROOMED TERRACED PROPERTY LOCATED ON THIS QUIET STREET YET WITHIN EASE OF ACCESS TO BARNSELY'S MANY AMENITIES, INCLUDING MANY SHOPS, MARKETS AND TRAIN STATION.

The accommodation briefly comprises- to ground floor; living room, dining kitchen. From split level landing there is access to the bathroom, with further steps leading to the first-floor landing where we find two double bedrooms. Outside to the rear is an enclosed garden with gates opening on to hardstanding providing off street parking. Ideal for a first-time buyer, or those looking to add to a rental portfolio, the home enjoys a pleasant aspect to rear, with views towards Barnsley centre.

- WELL PRESENTED
- OPEN ASPECT VIEWS TO REAR
- COUNCIL TAX BAND A
- IDEAL INVESTMENT
- OFF STREET PARKING
- IDEAL FIRST TIME BUYER HOME
- TWO DOUBLE BEDROOMS
- NO CHAIN
- MUST BE VIEWED





### **ENTRANCE**

Entrance gained via uPVC door with obscure glazed panel over into the living room.

### **LIVING ROOM**

A front facing reception space, with the main focal point being an electric fire set within surround. There is a ceiling light, picture rail, central heating radiator, wood effect laminate flooring, two wall lights and uPVC double glazed window to the front.

### **DINING KITCHEN**

A door opens through to the dining kitchen, forming part of a single storey extension to the home. This has space for a table and chairs, and the kitchen has a range of wall and base units with laminate worktops, tiled splash backs and part continuation of the wood effect laminate flooring. There is space for a cooker and space for further appliances, and one and a half bowl sink with mixer tap over. There are two ceiling lights, central heating radiator, uPVC and obscure glazed door giving access to the rear garden and a uPVC double glazed window. There is also a door providing access to a useful storage cupboard under the stairs.



## BATHROOM

Two steps lead to a split-level landing, where a door opens to the bathroom. Comprising a three-piece suite in the form of; close couple W.C, pedestal basin with chrome taps and bath with chrome taps with Triton electric shower over. There is a ceiling light, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear

## FIRST FLOOR LANDING

From split level landing, staircase rises to the first-floor landing. With a ceiling light and access to the loft via a hatch. Here we gain access to the following rooms;

## BEDROOM ONE

A generous double bedroom with a ceiling light, central heating radiator and uPVC double glazed window to the front.

## BEDROOM TWO

A further double bedroom with a ceiling light, central heating radiator, cupboard above the stairs which houses the combination boiler and uPVC double glazed window to the rear enjoying a pleasant aspect of Barnsley centre.





## **OUTSIDE**

To the rear is a fully enclosed garden space with perimeter fencing. There is a flagged patio seating area, lawned spaces and flowerbeds. To the bottom section of the garden has been flagged to create a hard standing for off street parking serviced by access road to rear. Twin timber gates open on to the parking space with a further personal gate and access to timber shed.



## **ADDITIONAL INFORMATION**

EPC Rating is D and we are informed by the vendor that the property is freehold

## **COUNCIL TAX BAND**

**D**

## **VIEWING:**

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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