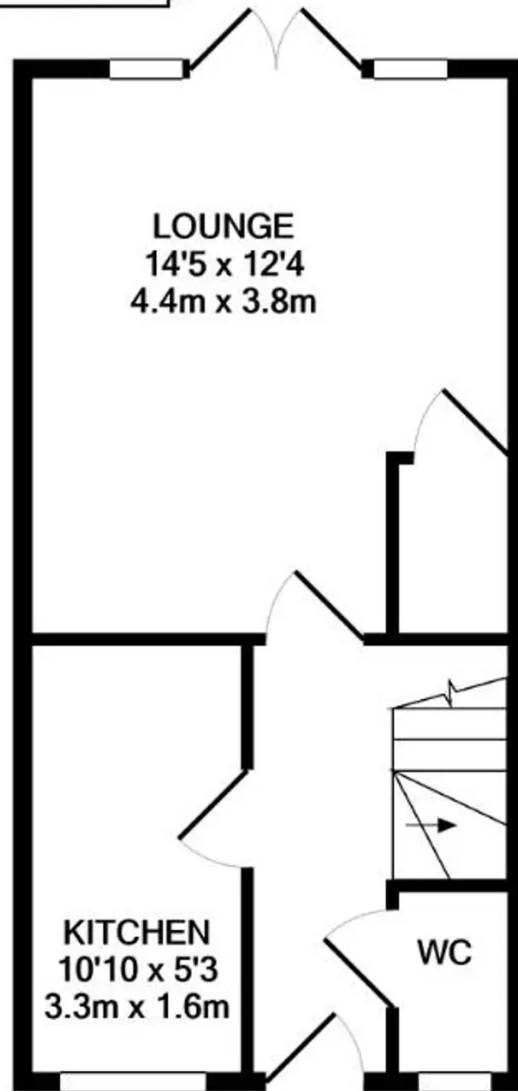




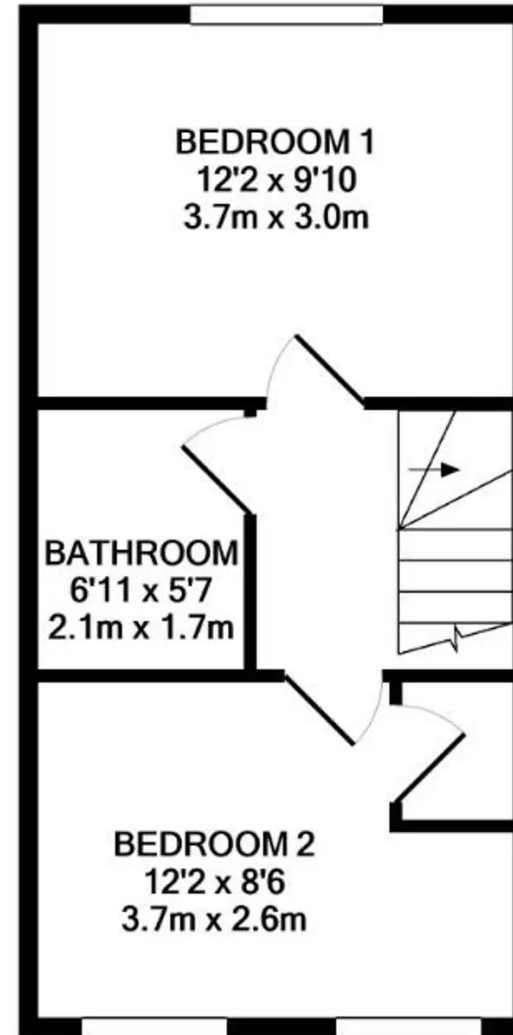
**Shireoaks Way, Grimethorpe**

Barnsley

Offers in Region of **£120,000**



GROUND FLOOR



1ST FLOOR

SHIREOAKS WAY

Measurements are approximate. Not to scale. Illustrative purposes only  
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## Shireoaks Way

Grimethorpe, Barnsley

A MODERN TWO BEDROOM PROPERTY, HAVING RECENTLY UNDERGONE A SCHEME OF REFURBISHMENTS AND NOW OFFERING CHAIN FREE ACCOMMODATION IN THIS POPULAR RESIDENTIAL DEVELOPMENT. HAVING JUST HAD A NEW FITTED KITCHEN AND REDECORATED THROUGHOUT, THE PROPERTY OFFERS CONVENIENT LOW MAINTENANCE ACCOMMODATION IN THE FOLLOWING CONFIGURATION; To the ground floor, entrance hallway, downstairs W.C., newly fitted kitchen and living room with French doors to the rear. To the first floor, there are two bedrooms and modern family bathroom. Outside, there is off street parking to the front and garden to the rear. The EPC rating is C-71 and the council tax band is A.





### **ENTRANCE HALLWAY**

Entrance gained via composite and obscure glazed door into the entrance hallway with ceiling light, central heating radiator and staircase rising to the first floor. Here we gain entrance to the following rooms.

### **DOWNSTAIRS WC**

Comprising a two piece suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. There is ceiling light and obscure uPVC double glazed window to the front.

### **KITCHEN**

A newly fitted kitchen, with a range of wall and base units in a high gloss white with contrasting wood effect laminate worktops. There are integrated appliances in the form of an electric oven with matching electric hob and chimney style extractor fan over, there is plumbing for a washing machine, stainless steel sink with chrome mixer tap over, ceiling light, central heating radiator and uPVC double glazed window to the front. Here we also find the boiler. From the entrance hallway a timber and glazed door opens through to the living room.

### **LIVING ROOM**

An excellently proportioned reception space, with the main focal point being an electric fire set within an ornate surround. There is ceiling light, coving to the ceiling, central heating radiator, access to a cupboard under the stairs and twin French doors giving access to the rear garden.



### FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with ceiling light, spindle balustrade, central heating radiator and access to the loft via a hatch. Here we gain entrance to the following rooms.

### BEDROOM ONE

A rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### BEDROOM TWO

Front facing with ceiling light, central heating radiator, two uPVC double glazed windows to the front and access to a cupboard above the stairs.

### BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with shower attachment. There is ceiling light, extractor fan, shaver socket and towel rail/radiator.





#### OUTSIDE

To the front of the home there is a low maintenance gravelled area and a tarmac driveway providing off-street parking. To the rear, there is an enclosed lawned garden space, with perimeter fencing and path. Please note the area behind the fencing, in the form of a rockery, also forms part of the properties garden, inline with the fencing coming from the home.

## **ADDITIONAL INFORMATION**

The EPC rating is C-71 and the council tax band is A and we are informed by the vendor that the property is Freehold.

## **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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVISE**

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 TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



## Simon Blyth Estate Agents

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