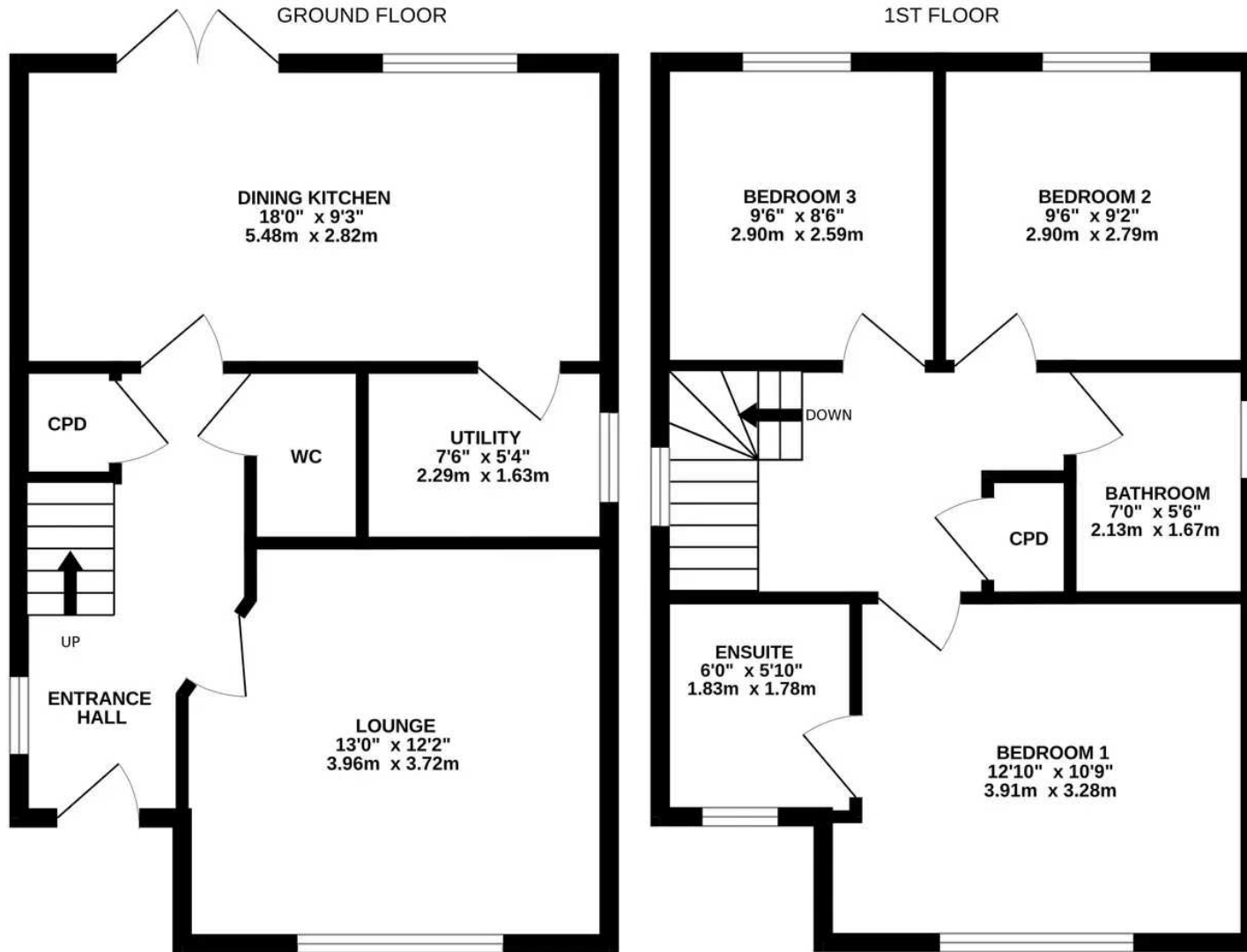




# Eagle Avenue, Barnsley

Barnsley

Offers in Region of **£270,000**



EAGLE AVENUE

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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## Eagle Avenue

Barnsley

A BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOMED DETACHED FAMILY HOME OCCUPYING A POSITION ON THIS POPULAR RESIDENTIAL DEVELOPMENT, IDEALLY SITUATED CLOSE TO BARNSLEYS MANY AMENITIES WHILST ALSO WELL SERVED FOR MAJOR COMMUTER LINKS.  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- THREE DOUBLE BEDROOMS
- POPULAR RESIDENTIAL AREA
- BEAUTIFULLY PRESENTED
- FABULOUS FAMILY HOME
- CLOSE TO COMMUTER LINKS



### **ENTRANCE HALLWAY**

Entrance gained via composite and glazed door into entrance hallway with ceiling light, central heating radiator, staircase rising to the first floor with storage cupboard underneath and uPVC double glazed window to the side. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, there is ceiling light, extractor fan and central heating radiator.

### **LOUNGE**

13' 0" x 12' 2" (3.96m x 3.72m)

Front facing reception space with ceiling light, central heating radiator and uPVC double glazed window.



## DINING KITCHEN

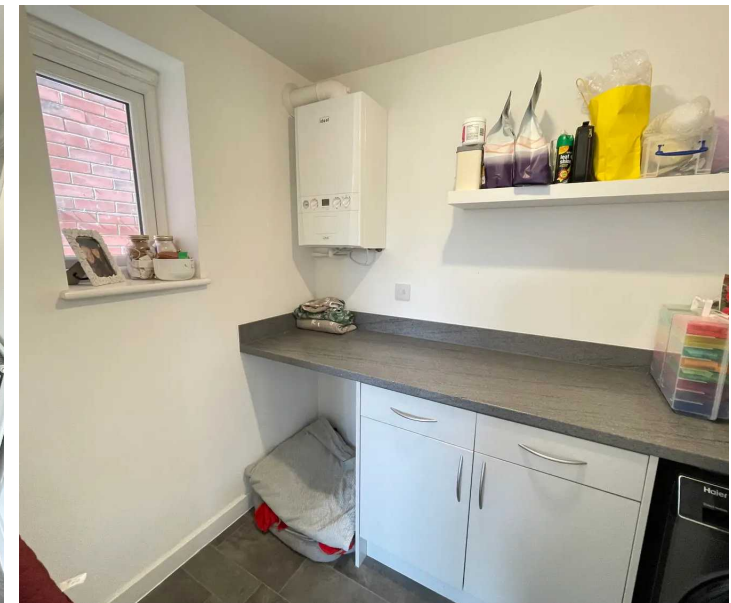
18' 0" x 9' 3" (5.48m x 2.82m)

An open plan space incorporating both kitchen and dining spaces with ample room for dining table and chairs. The kitchen has a range of wall and base units in a light grey with contrasting laminate worktops with matching upstand, and one and a half bowl stainless steel sink with chrome mixer tap over. There are integrated appliances in the form of electric oven with matching four burner gas hob with extractor fan over, integrated fridge freezer with space for further appliances. There are two ceiling lights, central heating radiator, uPVC double glazed window to the rear and twin French doors giving access to the rear garden, door then opens to utility.

## UTILITY

7' 6" x 5' 4" (2.29m x 1.63m)

There is ceiling light, extractor fan, central heating radiator and uPVC double glazed window to the side, here we also find the Ideal Combination boiler. There is a continuation of the base units in a light grey with laminate worktops, there is plumbing for a washing machine and space for further appliances.





### **STAIRCASE TO FIRST FLOOR**

From entrance hallway, staircase rises and turns to first floor landing with ceiling light, spindle balustrade, uPVC double glazed window to the side, storage cupboard and access to loft via a hatch. Here we gain entrance to the following rooms.

### **BEDROOM ONE**

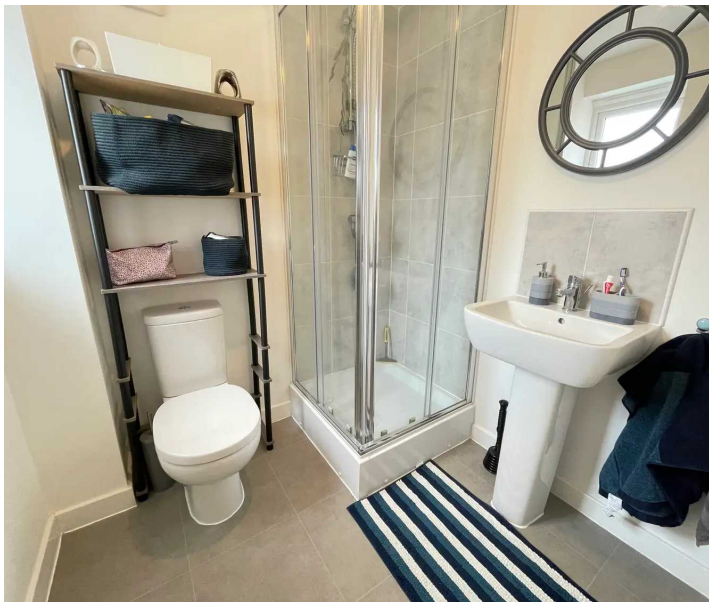
12' 10" x 10' 9" (3.91m x 3.28m)

Double bedroom, front facing with ceiling light, central heating radiator and uPVC double glazed window.

### **ENSUITE SHOWER ROOM**

6' 0" x 5' 10" (1.83m x 1.78m)

Comprising a three-piece white suite, in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed to the front



### **BEDROOM TWO**

9' 6" x 9' 2" (2.90m x 2.79m)

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

### **BEDROOM THREE**

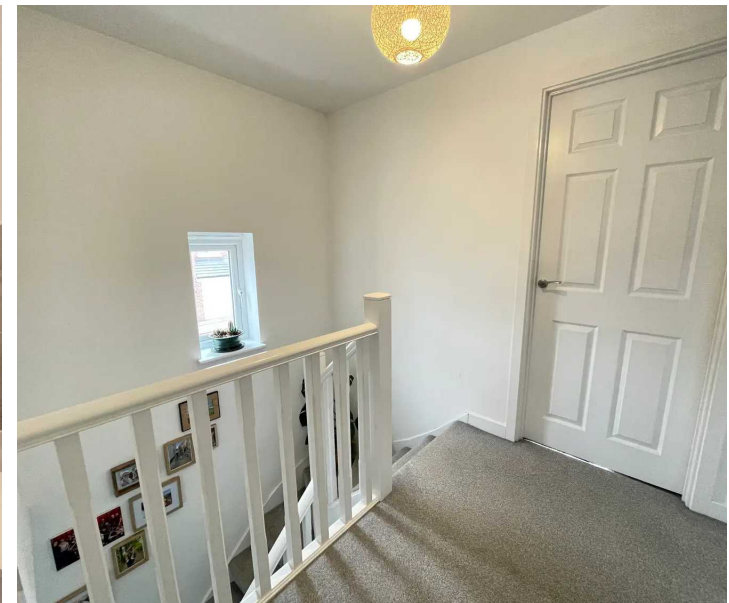
9' 6" x 8' 6" (2.90m x 2.59m)

A well sized double bedroom currently being used as a study, there is ceiling light, central heating radiator and uPVC double glazed window.

### **HOUSE BATHROOM**

7' 0" x 5' 6" (2.13m x 1.67m)

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There is ceiling light, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window to the side.





## OUTSIDE

To the front of the home is an area of garden with lawn, hedging and railings, and to the rear of the home is a fully enclosed garden with perimeter walling and fencing. Immediately behind the home there is a flagged patio seating area accessed via French doors from dining kitchen, beyond this there is a lawned space with flower beds containing plants and shrubs, access can also be gained from the side via a timber gate. Behind the garden there is a single garage on block accessed via up and over door providing off street parking and storage and has a tarmac driveway in front of providing off street parking for an additional vehicle.







## **ADDITIONAL INFORMATION**

The EPC is a B-83 and the council tax band is D, 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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## **FREE VALUATIONS**

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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