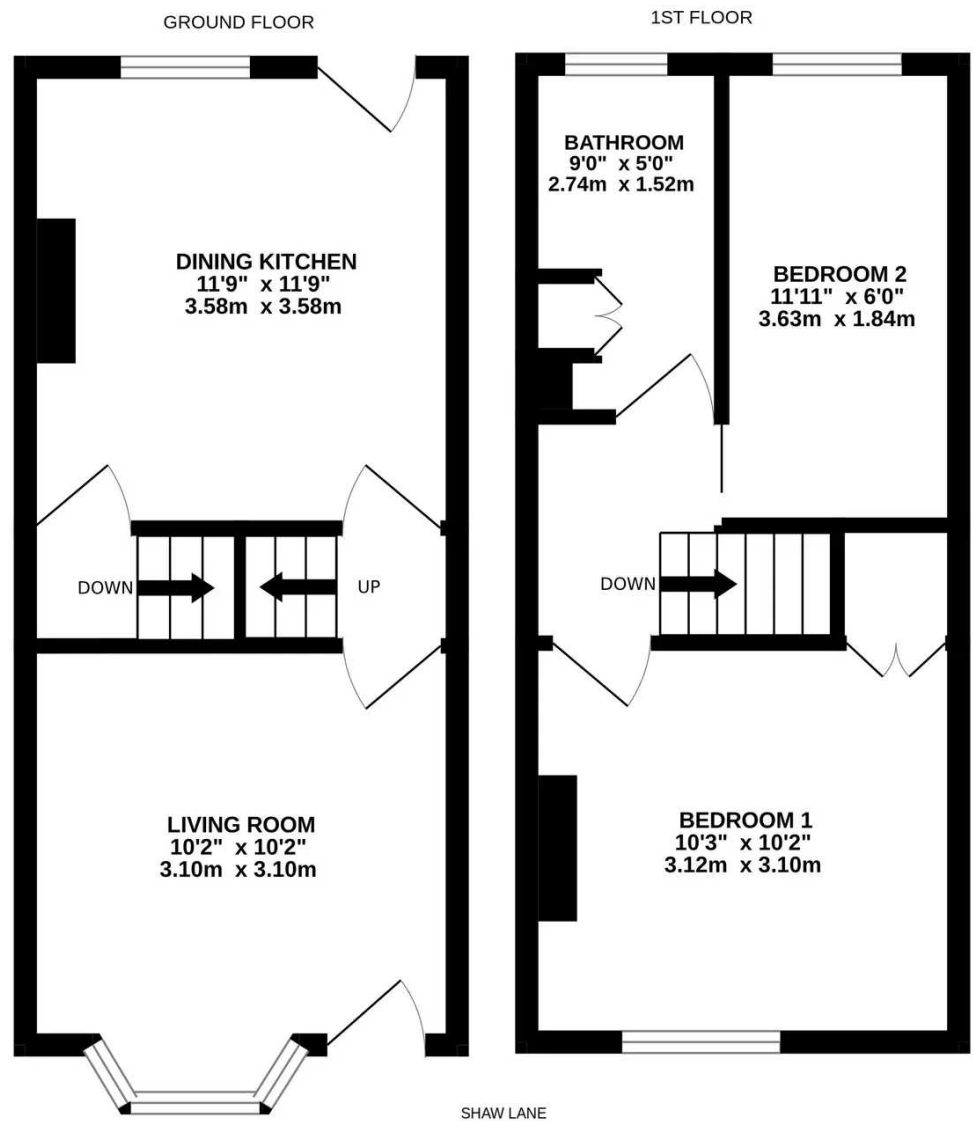




Shaw Lane, Barnsley, S70 6EH

Barnsley

OFFERS AROUND £110,000



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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## 25 Shaw Lane

Barnsley, Barnsley

ESSENTIALLY LOCATED TERRACE PROPERTY OFFERING TWO BEDROOMED ACCOMMODATION WITHIN EASE OF REACH OF BARNSELY TOWN CENTRE WITH ITS MANY AMENITIES AND TRANSPORT LINKS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO CHAIN
- TWO BEDROOMS
- CELLAR
- DINING KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO TOWN
- CLOSE TO TRAIN STATION AND TRANSPORT LINKS



### **ENTRANCE**

Entrance gained via uPVC and obscure glazed door with obscure crescent shaped window over into the living room.

### **LIVING ROOM**

10' 2" x 10' 2" (3.10m x 3.10m)

A front facing reception space with ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

### **INNER HALL**

From the living room a door leads through to the inner hallway with staircase rising to first floor, in turn further door leads to the dining kitchen

### **DINING KITCHEN**

11' 9" x 11' 9" (3.58m x 3.58m)

A well sized dining kitchen with ample room for dining table and chairs. The kitchen itself has a range of wall and base units in a wood effect with laminate worktops and tiled splashbacks. There is plumbing for a washing machine, space for further appliances and stainless-steel sink with chrome mixer tap over. There is a ceiling light, central heating radiator, uPVC double glazed window to rear and uPVC and obscure glazed door giving access to rear.



### **CELLAR**

From the dining kitchen a staircase descends to the cellar which is of a good size and provides useful storage space.

## FIRST FLOOR LANDING

From the inner hall a staircase rises to first floor landing with ceiling light and here gain access to the following rooms.

## BEDROOM ONE

10' 3" x 10' 2" (3.12m x 3.10m)

A front facing double bedroom with built-in cupboard, ceiling light, central heating radiator and uPVC double glazed window to front.

## BEDROOM TWO

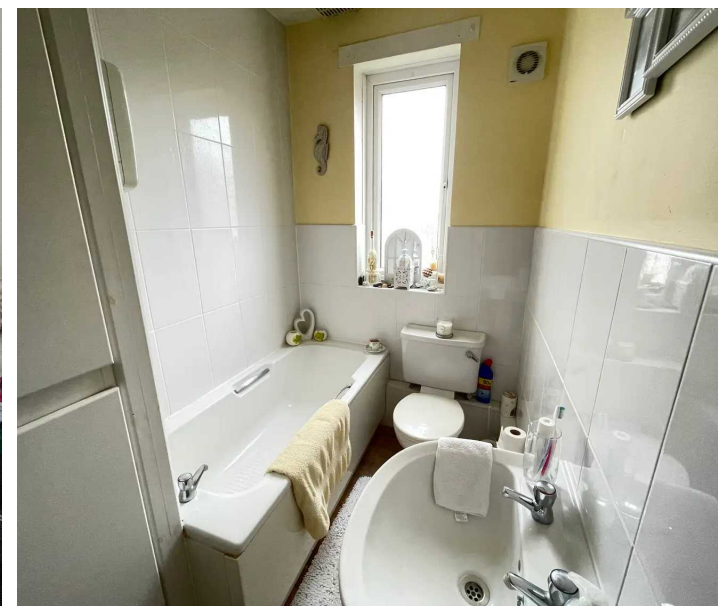
11' 11" x 6' 0" (3.63m x 1.84m)

Rear facing with, ceiling light, central heating radiator, cupboard housing the combination boiler, uPVC double glazed window to rear and access to loft via a hatch.

## BATHROOM

9' 0" x 5' 0" (2.74m x 1.52m)

Comprising a three-piece white suite in the form of; close coupled W.C, pedestal basin with chrome taps over, bathroom with chrome taps and separate electric shower over. There is a ceiling light, extractor fan, built-in cupboard, access to loft via a hatch, central heating radiator and obscure uPVC double glazed window to rear.



## GARDEN

To the front of the home is a cottage style garden whilst to the rear is a fully enclosed yet low maintenance garden with perimeter fencing and stone flagged seating space. A timber gate gives access out.



## ADDITIONAL INFORMATION

The EPC is a D 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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## 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

## 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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