



**Sheepcote Walk, Barnsley**

Barnsley

Offers around **£170,000**



## Sheepcote Walk

Barnsley, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS MODERN THREE BEDROOMED SEMI-DETACHED FAMILY HOME LOCATED ON THIS QUIET RESIDENTIAL DEVELOPMENT YET WITHIN EASE OFF ACCESS TO STAIRFOOTS MANY AMENITIES AND MAJOR COMMUTER ROADS. HAVING BEEN RECENTLY DECORATED THROUGHOUT IN A TWO STOREY ACCOMMODATION.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- SPACIOUS
- NO CHAIN
- OFF STREET PARKING



#### **ENTRANCE HALL**

Entrance gained via composite and obscure glazed door into entrance hall with ceiling light, central heating radiator and access to the following.

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

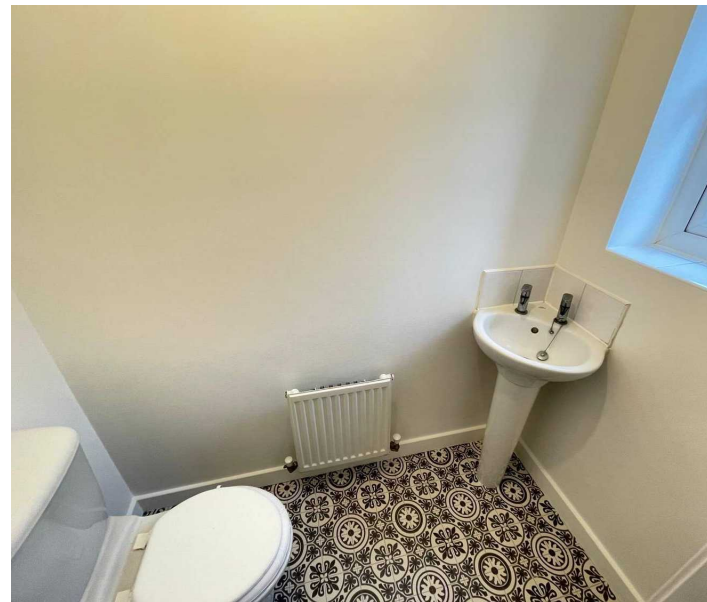
Comprising a two piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer taps over. There is a ceiling light, extractor fan and obscure uPVC double glazed window to front.

#### **LIVING ROOM**

A well proportioned principal reception space positioned to the front of the home with ceiling light, two central heating radiators, staircase rising to first floor and uPVC double glazed window to front. A door leads through to the dining kitchen.

#### **DINING KITCHEN**

Having ample room for a dining table and chairs the kitchen itself has a range of wall and base units in a wood effect with laminate worktops over and tiled splashbacks. There are integrated appliances in the form of Russell Hobbs electric stainless steel oven with four burner gas hob and extractor fan over. There is plumbing for a washing machine, space for further appliances and stainless steel sink with chrome mixer tap over. There is two ceiling lights, extractor fan, central heating radiator, access to under stairs storage, uPVC double glazed window to rear and twin French doors in uPVC giving access to rear garden.



### **FIRST FLOOR LANDING**

From the living room a staircase rises and turns to the first floor landing with spindle balustrade, ceiling light, access to loft via a hatch and storage cupboard above the stairs. Here we gain access to the following rooms.

### **BEDROOM ONE**

A front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front. A door then opens through to the en suite shower room.

### **EN SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C, pedestal basin with chrome taps and shower enclosure with mains fed chrome mixer shower within.

### **BEDROOM TWO**

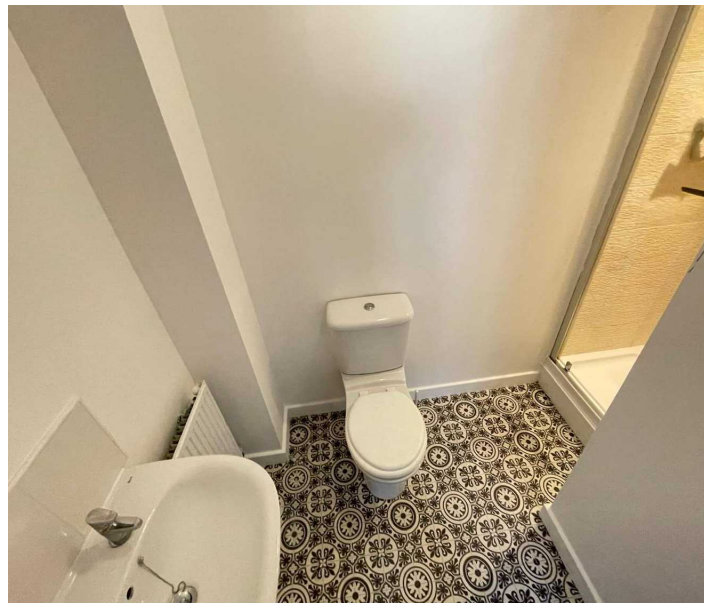
A rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### **BEDROOM THREE**

With ceiling light, central heating radiator and uPVC double glazed window to front.

### **BATHROOM**

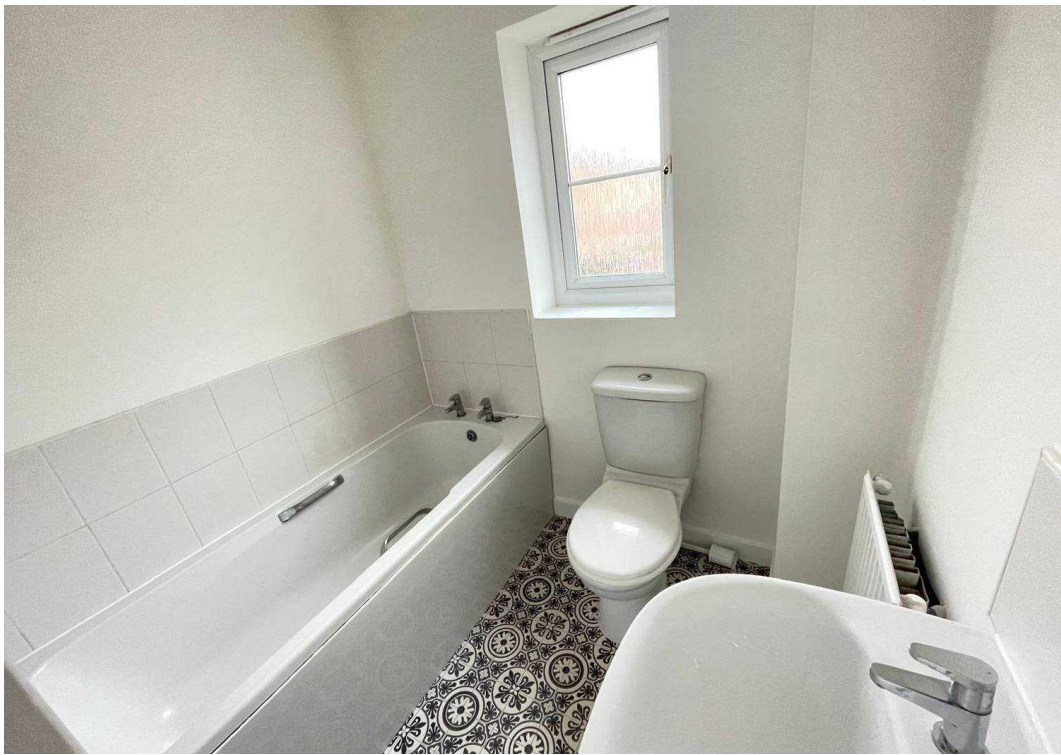
Comprising a three piece white suite in the form of close coupled W.C, pedestal basin with chrome taps over, and bath with chrome taps over. There is a ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed window to rear.



## GARDEN

To the front is a low maintenance gravelled bed. To the rear there is an enclosed garden, predominantly lawned with flagged path and is fully enclosed with perimeter walling and fencing. A timber gate gives access to the rear tarmacked driveway providing off street parking.







## Simon Blyth Estate Agents

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