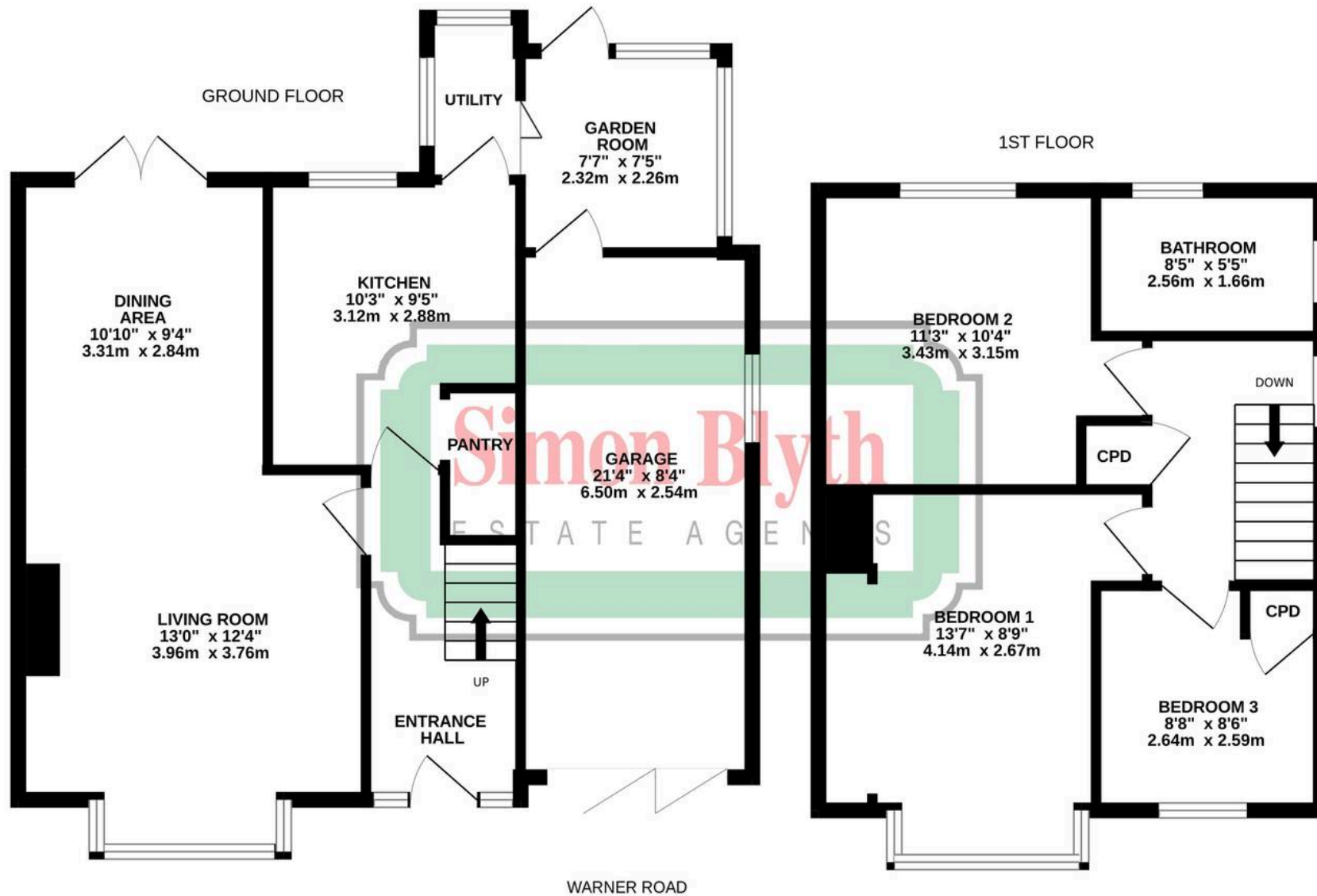




**Warner Road, Pogmoor, Barnsley**

Barnsley

Offers in Region of **£250,000**



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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## Warner Road

Pogmoor, Barnsley

ENJOYING A LOVELY POSITION, ELEVATED VIEWS TO THE FRONT FROM UPSTAIRS BEDROOMS, WE OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOME OFFERING READY TO MOVE INTO ACCOMMODATION IN THIS HIGHLY REGARDED AREA CLOSE TO LOCAL AMENITIES INCLUDING BARNSELY HOSPITAL, BARNSELY CENTER AND THE M1 MOTORWAY.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- SEMI DETACHED
- ELEVATED VIEWS
- INTEGRAL GARAGE
- NO UPPER VENDOR CHAIN
- SECURE DRIVEWAY
- BEAUTIFUL MATURE GARDEN



### ENTRANCE HALLWAY

Entrance gained via composite and decoratively glazed door with obscure glazed panels to each side into entrance hallway. Spacious entrance hallway with ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to first floor. Here we gain entrance to the following rooms:

### KITCHEN

10' 3" x 9' 5" (3.12m x 2.88m)

A fitted kitchen with a range of wall and base units in an Oak shaker style with contrasting laminate worktops and tiled splashback. There is space for cooker with stainless steel extractor fan over and space for fridge freezer. There is pantry underneath the stairs, ceiling light, central heating radiator, further under cupboard lighting and uPVC double glazed window overlooking the rear garden. Timber and glazed door opens to the utility.

### UTILITY

With plumbing for a washing machine, wall light, uPVC double glazed window to side and timber single glazed window to rear. Folding door then opens to garden room.



### GARDEN ROOM

7' 7" x 7' 5" (2.32m x 2.26m)

With uPVC double glazing to two sides under a pitched roof there is wood effect laminate flooring and uPVC double glazed door opening onto rear garden. Further door opens to integral garage.

### LIVING ROOM

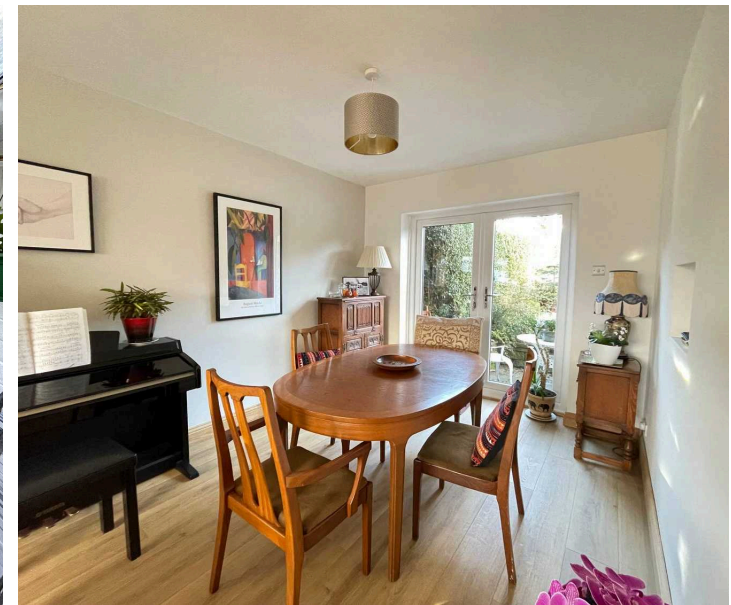
13' 0" x 12' 4" (3.96m x 3.76m)

A front facing reception space with uPVC double glazed bay window to front, there is ceiling light, central heating radiator, wood effect laminate flooring and the main focal point being an electric fire set within surround.

### DINING AREA

10' 10" x 9' 4" (3.31m x 2.84m)

The dining area has ample room for table and chairs, there is continuation of the wood effect laminate flooring, ceiling light and twin French doors giving access to the rear garden.





## FIRST FLOOR LANDING

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

### BEDROOM ONE

13' 7" x 8' 9" (4.14m x 2.67m)

A generous front facing double bedroom with ceiling light, built-in hanging space, central heating radiator and uPVC double glazed bay window to the front enjoying elevated views towards Emley Moor mast over neighbouring properties.

### BEDROOM TWO

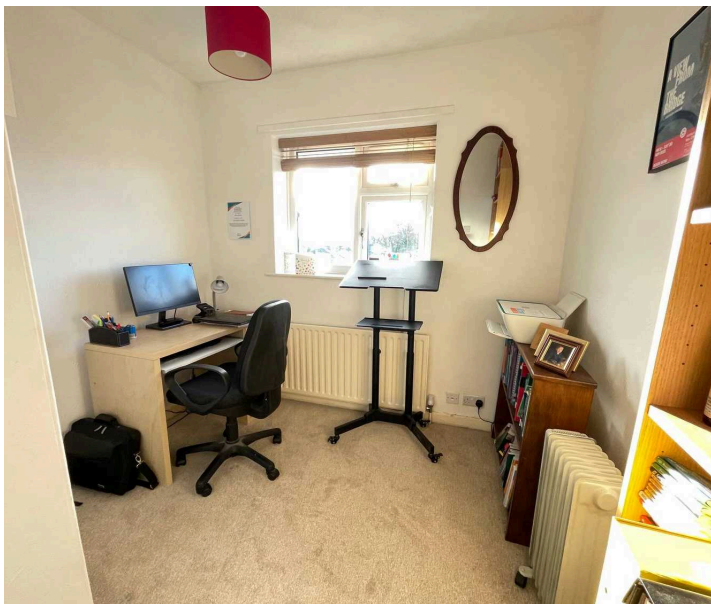
11' 3" x 10' 4" (3.43m x 3.15m)

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

### BEDROOM THREE

8' 8" x 8' 6" (2.64m x 2.59m)

Currently used as a home office, there is a cupboard above the stairs, ceiling light, central heating radiator and uPVC double glazed window to front with views.



**Simon Blyth**  
ESTATE AGENTS



#### **HOUSE BATHROOM**

A well sized family bathroom boasting a four-piece white sanitary ware suite in the form of closed couple W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and separate shower enclosure with electric shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor, chrome towel rail/ radiator and dual aspect obscure uPVC double glazed window to side and rear.





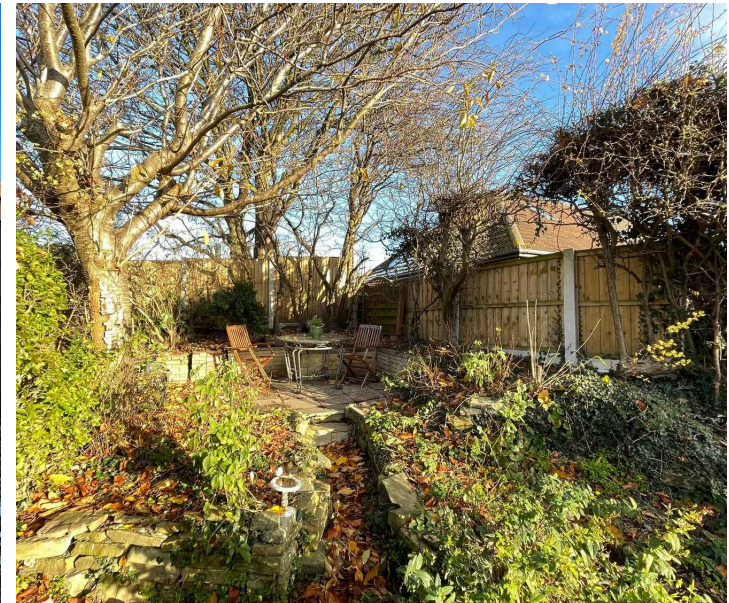
## GARDEN

To the front twin iron gates open onto driveway providing off-street parking, plus to the front is a low maintenance slate feature with perimeter flower beds containing various plants and shrubs and dwarf wall with iron railings. An additional timber gate reaches rear garden. To the rear of the home is a gorgeous mature garden with an array of plants, shrubs and trees, offering a haven for wildlife and a high degree of privacy. Immediately behind the home, accessed with twin French doors from dining area, is a flagged patio seating area, steps then raise up to lawned garden space with further flagged patio towards the top of the garden. The garden offers an array of plants, shrubs and trees offering colour throughout the year.

## GARAGE

Single Garage

Access via timber doors to front under a pitched roof, there is single glazed timber window to side, power and lighting. In here we find the Ideal combination boiler.



## 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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## 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

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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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