



Alan Road, Darton

Barnsley

Offers in Region of **£135,000**



Alan Road

Darton, Barnsley

BEAUTIFULLY PRESENTED LOCATED ON THIS QUIET CUL-DE-SAC WITH EASE OF ACCESS TO DARTON'S MANY AMENITIES. HAVING FORMERLY BEEN A THREE BEDROOMED HOME BUT AMENDED TO A TWO DOUBLE BEDROOMED HOME.

EPC rating- tbc

Council Tax band: A

Tenure: Freehold

- TWO DOUBLE BEDROOM'S
- UNDERGONE A SCHEME OF MODERNISATION
- DESIRED LOCATION
- INDIAN STONE FLAGGED REAR GARDEN
- ENCLOSED REAR GARDEN



ENTRANCE HALLWAY

13' 3" x 4' 7" (4.04m x 1.40m)

Entrance gained via composite and decoratively glazed door into entrance hallway which has been created by the current vendors. Entrance hallway has ceiling light, central heating radiator and wood effect laminate flooring. Here we gain access to the following rooms:

LIVING ROOM

13' 2" x 10' 8" (4.01m x 3.25m)

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

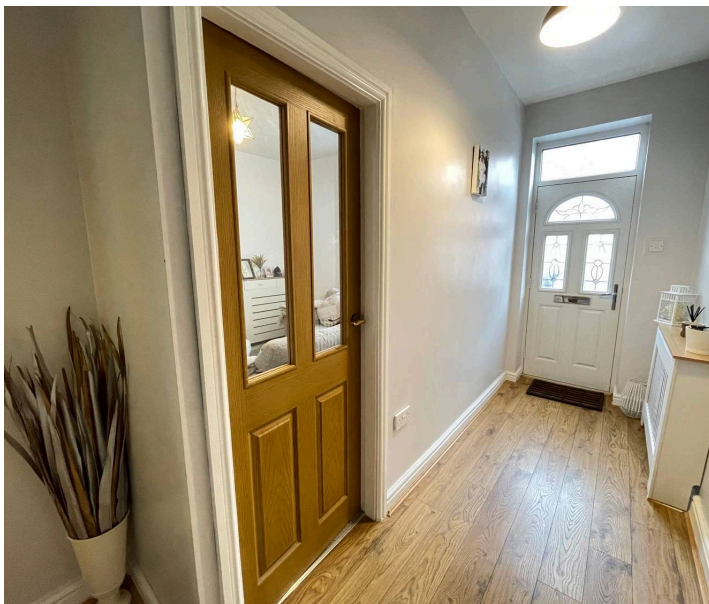
BREAKFAST KITCHEN

10' 10" x 12' 0" (3.30m x 3.66m)

Breakfast bar peninsula providing seating space, the kitchen itself has a range of wall and base units in a wood effect with laminate worktop and continuation of the wood effect laminate flooring. There is an integrated electric oven with four burner gas hob with chimney style extractor fan over, space for a fridge freezer, plumbing for a washing machine and one and a half bowl stainless steel sink with chrome mixer tap over. There is ceiling strip light and natural light gained via uPVC double glazed window to rear. The room is heated by central heating radiator with a door opening to a useful storage cupboard under the stairs, a further door opens to staircase rising to first floor.

REAR PORCH

A uPVC and obscure glazed door leads to rear porch with uPVC double glazing to three side's and uPVC double glazed door giving access to the rear garden.



FIRST FLOOR LANDING

From the breakfast kitchen a door opens to staircase rising to first floor landing with spindle balustrade, ceiling light, central heating radiator and access to the loft via a hatch. Here we gain entrance to the following rooms:

BEDROOM ONE

13' 5" x 15' 3" (4.09m x 4.65m)

An excellently proportioned double bedroom that was previously two separate bedrooms but has been merged to create one larger principle sleeping space, however this could be reinstated as two separate bedrooms if so desired as there are still two door's from the landing, two uPVC double glazed window's to front, two ceiling light's and two central heating radiator's.

BEDROOM TWO

10' 10" x 9' 0" (3.30m x 2.74m)

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

BATHROOM

Comprising of a three-piece modern white suite in the form of close coupled wc, pedestal basin with chrome mixer tap over, bath with chrome tap's and mains fed chrome mixer shower over with glazed shower screen. There is ceiling light, extractor fan, full tiling to walls and floor, central heating radiator and obscure uPVC double glazed window to rear.

GARDEN

To rear is a low maintenance fully enclosed rear garden with Indian stone flag's creating a pleasant seating space. There is perimeter fencing and gate giving access from rear.





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

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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