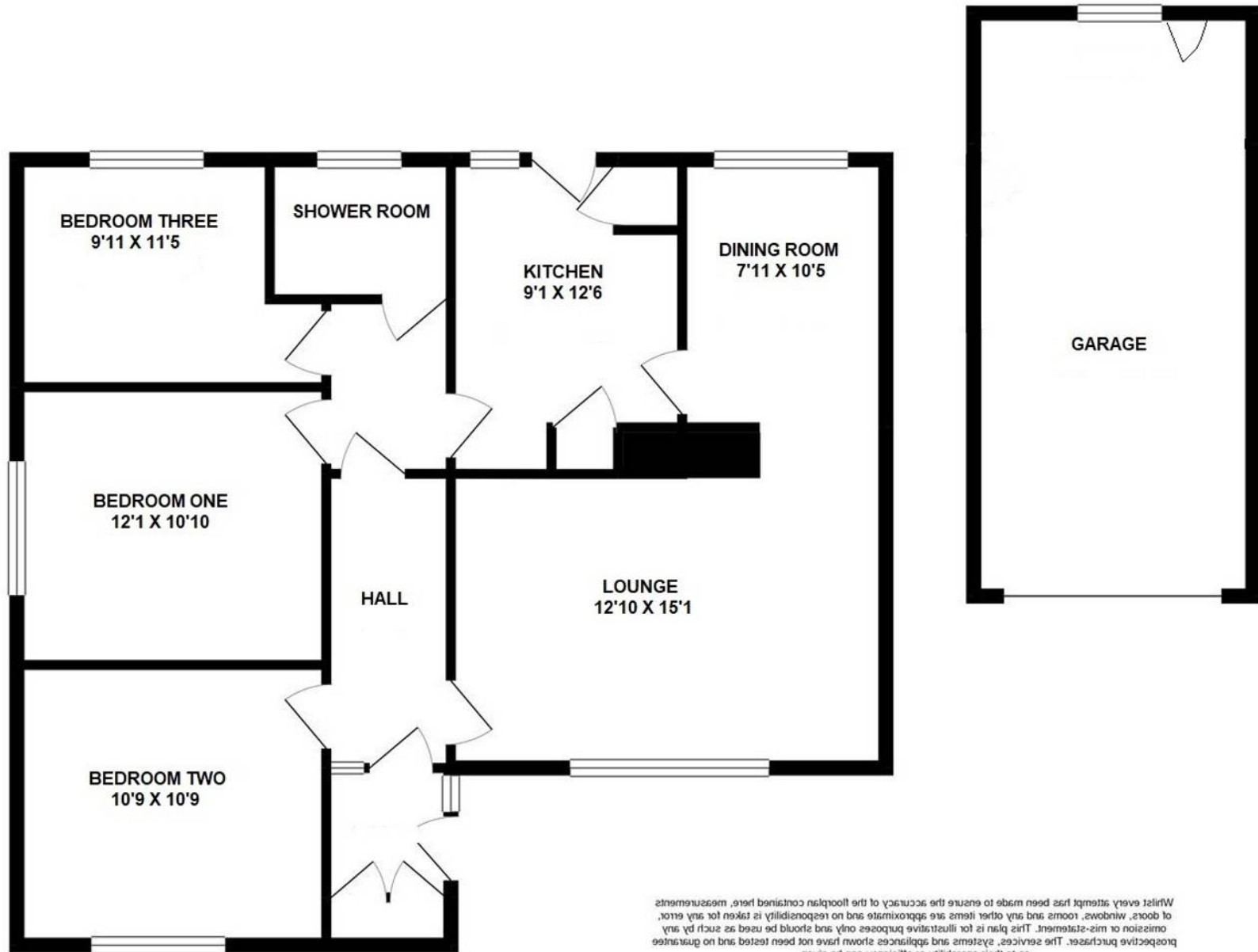




Greystones Avenue, Worsbrough

Barnsley

Offers in Region of **£325,000**



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements to doors, windows, rooms and other features are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Greystones Avenue

Worsbrough, Barnsley

ENJOYING AN ENVIABLE POSITION WITH FABULOUS FAR REACHING PANORAMIC VIES TO REAR, WE OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOM DETACHED TRUE BUNGALOW OFFERING SINGLE STORY ACCOMMODATION FABULOUS POSITION IN THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT. BEING WELL POSITIONED FOR BARNSELY MANY AMENITIES YET WITHIN AN EASE OF ACCESS FOR THE M1 MOTORWAY.

Council Tax band: D

Tenure: Freehold

- THREE BEDROOMS
- FABULOUS FAR REACHING VIEWS
- OFF STREET PARKING
- GARAGE
- MATURE GARDENS
- DETACHED BUNGALOW
- HIGHLY REGARDED RESIDENTIAL DEVELOPMENT
- MUST BE VIEWED



ENTRANCE LOBBY

Entrance gained via composite and decoratively glazed door with matching glazed side panel into entrance lobby. There are built in cupboards, ceiling light, coving to the ceiling and central heating radiator, timber and glazed door leads through to entrance hallway.

HALLWAY

With ceiling light, coving to the ceiling, central heating radiator and access to loft via a hatch. Here we gain entrance to the following rooms.

KITCHEN

A modern fitted kitchen with a range of wall and base units in a high gloss with contrasting laminate worktops and tiled splash backs and a wood affect flooring. There are integrated appliances in the form of stainless-steel NEFF electric oven with five burner gas hob with extractor fan over, integrated washing machine, integrated under counter fridge and composite Blanco sink with stainless steel mixer tap over. There are inset ceiling spotlights, central heating radiator, uPVC double glazed door and uPVC double glazed window enjoying fabulous views.

DINING ROOM

From the kitchen an archway leads through to the dining room with ample room for dining table and chairs, the room is perfectly positioned to take full advantage of this fantastic position with the far reaching views via full length uPVC double glazed windows. There is ceiling light, coving to the ceiling and central heating radiator, timber and glazed door with matching side panel leads through to living room.



LIVING ROOM

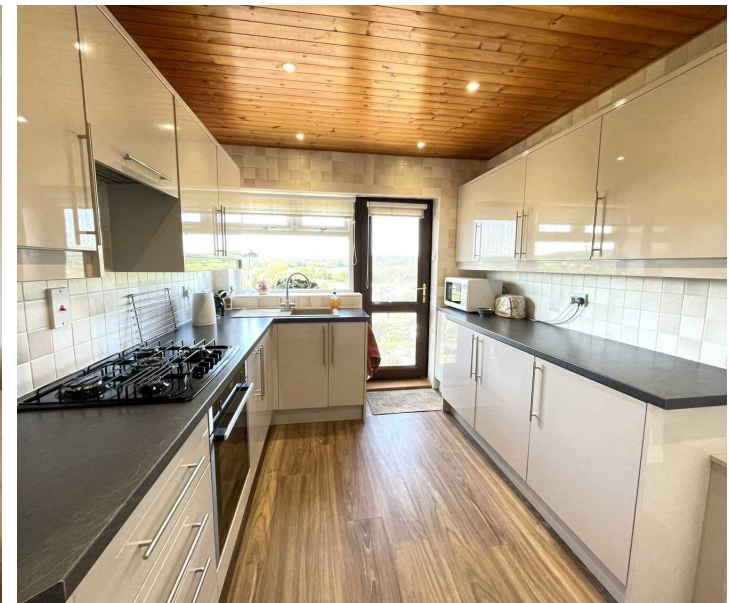
Front facing reception space of generous proportions, with the main focal point being a coal effect gas fire set within ornate surround. There is ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

BEDROOM ONE

With built in wardrobes with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the side.

BEDROOM TWO

Additional double bedroom positioned to the front of the home with fitted wardrobes with sliding doors, there is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.





BEDROOM THREE

Currently used as a study, this additional bedroom has ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear enjoying views.

SHOWER ROOM

Modern shower room comprising a three-piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and walk in shower with electric Myra Sprint shower within and glazed shower screen. There are inset ceiling spotlights, tiled floor, chrome towel rail / radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

The home enjoys a pleasant frontage with twin iron gates opening onto paved driveway providing off street parking leading to attached single garage. The garage is accessed via up and over door and also from personal door to the rear with window. This larger than average garage has space for a car and additional utility space to rear. To the front of the home is a lawned garden area with perimeter flower beds containing various plants and shrubs with perimeter walling and pedestrian iron gate. Path along the side of the home in turn reaches the rear garden via additional gate. To the rear is a beautifully tended to garden with an abundance of plants and shrubs, perfectly positioned to take full advantage of this fantastic panoramic view to rear over neighbouring fields, with cows in the adjoining field at time of writing. Immediately behind the home is a flagged patio seating area, with views of 180 degrees toward Wortley Hall.







ADDITIONAL INFORMATION COUNCIL

The EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

TAX BAND

D

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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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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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

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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