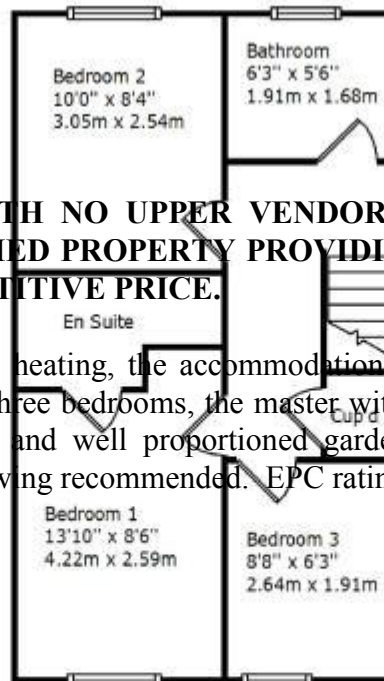


Ground Floor



First Floor

**OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS MODERN THREE BEDROOM SEMI DETACHED PROPERTY PROVIDING READY TO MOVE INTO ACCOMMODATION AT A COMPETITIVE PRICE.**

With uPVC double glazing, gas central heating, the accommodation briefly comprises entrance hall, downstairs wc, lounge, dining kitchen, three bedrooms, the master with en-suite and family bathroom. Outside there are gardens to the front and well proportioned garden to the rear, tarmac driveway providing parking for two vehicles. Viewing recommended. EPC rating B = 83

**£115,000**

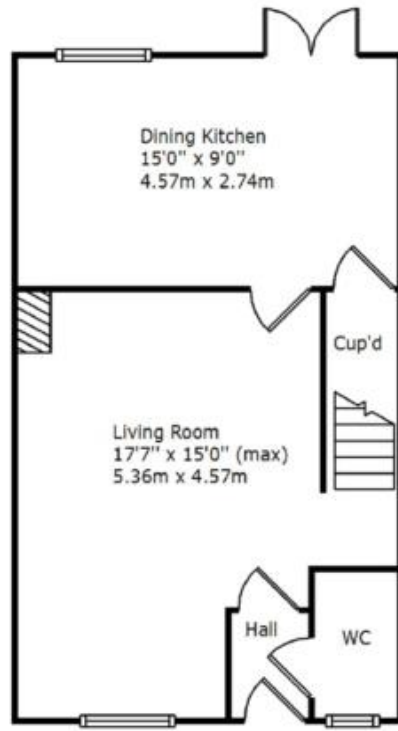
16 Regent Street, Barnsley, South Yorkshire, S70 2HG

Tel: 01226 731730

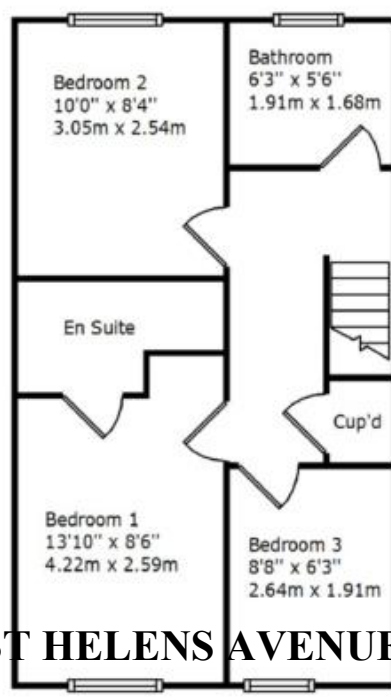
Tel

Drawing: SB-Bar-15-0127

**St Helens Avenue  
Smithies**



Ground Floor



First Floor

**ST HELENS AVENUE**

S71  
2A  
X







## THE ACCOMMODATION CONTAINS

### GROUND FLOOR

#### ENTRANCE

An obscure and glazed door opens through to the entrance hallway with ceiling light, central heating radiator and door to the wc.

#### WC

Comprising of a close coupled wc, pedestal basin with chrome taps over and tiled splashback with ceiling light, central heating radiator and obscure uPVC double glazed window. Extractor fan.

#### LOUNGE

A well proportioned front facing reception space with uPVC double glazed window to the front, ceiling light, two central heating radiators and spindled staircase rising to the first floor.



#### DINING KITCHEN

A well proportioned room having a range of wall and base units in wood effect with contrasting laminate worktops and tiled splashbacks. There is a built-in Whirlpool electric oven and matching hob and extractor, stainless steel sink with chrome mixer tap, plumbing for washing machine and space for further appliance. There are two ceiling lights, extractor fan and central heating radiator. UPVC double glazed window to the rear elevation with twin french doors in uPVC complete with cat flap giving access to the rear garden.



### FIRST FLOOR

#### LANDING

With ceiling light, timber balustrading and access to the loft via a hatch. Door to the airing cupboard housing the hot water tank providing further storage.

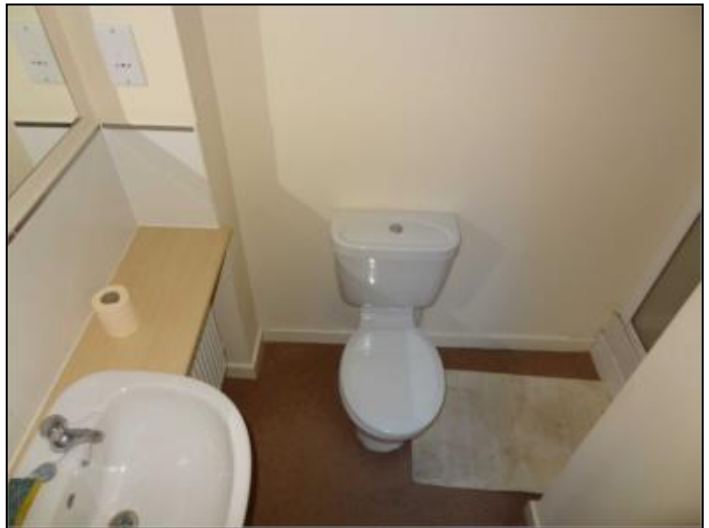
### **BEDROOM 1**

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



### **EN-SUITE SHOWER ROOM**

Comprising of three piece suite of close coupled wc, basin sat within vanity unit with chrome taps over and single enclosed shower cubicle with mixer shower within, there is part tiling to the wall, ceiling light, extractor fan and central heating radiator.



### **BEDROOM 2**

A further double bedroom being rear facing with central heating radiator and uPVC double glazed window to the rear. This room enjoys a pleasant aspect with view towards Barnsley town centre and neighbouring properties.



### **BEDROOM 3**

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



### **BATHROOM**

Comprising of a three piece suite of close coupled wc, pedestal basin with chrome taps, bath with chrome taps, there is part tiling to the wall, ceiling light, extractor fan, shaver socket and central heating radiator. UPVC and obscure double glazed window to the rear.



### **OUTSIDE**

To the front of the property is a lawned garden area with path and tarmac driveway providing parking for two vehicles. A timber gate then leads to the rear garden which is well proportioned and fully enclosed with perimeter fencing and separated into two areas having flagged patio area and lawned garden area beyond.



### **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)



## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

Copyright: Drawing by Simon Blyth Estate Agents. Unauthorised reproduction prohibited

## **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.

## **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **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 independant 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 TIMES**

### **7 DAYS A WEEK**

Monday to Friday - 9:00 am to 5:30 pm

Saturday - 9:00 am to 2:00 pm

Sunday - 11:00 am to 1:00 pm

Details printed 23/10/15