

### 56 SHEFFIELD ROAD BIRDWELL BARNSELY S70 5UY



**PRICE: OFFERS AROUND £79,950**

**A spacious end terrace house offering well presented two bedroom accommodation with ample off-road parking in a popular village location, convenient for the town centre and junction 36 of the M1 motorway, and the Dearne Valley Parkway.**

**Viewing arrangements can be made by appointment through our Residential Department on 01226 299221**

**PHOTO GALLERY**



**LOUNGE**



**KITCHEN**



**DINING ROOM**



**BEDROOM ONE**



**BATHROOM**



**REAR ELEVATION**

**AWAITING EPC DETAILS & FLOORPLAN**

**56 SHEFFIELD ROAD**  
**BIRDWELL**

. Forming part of an attractive stone fronted row bearing the datestone "Myrtle Villas 1902", the property is situated in this ever popular village and provides well proportioned accommodation benefiting from a kitchen extension, gas central heating, uPVC double glazing and PVC external doors.

A block paved courtyard at the rear accessed via a shared passage provides plenty of off-road parking immediately behind the property.

An internal viewing is recommended.

The accommodation comprises:

**GROUND FLOOR**

Front entrance having a PVC external door with a double glazed over light to the

**ENTRANCE HALL** with central heating radiator

**LOUNGE 16'9" X 11'9"** including the alcoves and the walk in bay, there is a wood fireplace with marble effect surround and hearth to the coal effect gas fire, blinds, dado and central heating radiator

**DINING ROOM 13'6" X 12'6"** including the alcoves, a well proportioned room having an Adams style fireplace with marble effect surround and hearth to the coal effect gas fire, there are views of and access into the block paved courtyard courtesy of a set of uPVC double glazed French doors, ceiling rose, coving, central heating radiator and arch to the

**KITCHEN 8'5" X 7'** having a fitted range of floor and wall mounted storage units having medium oak effect door fronts and granite effect worktop surfaces incorporating a 1½ bowl sink unit and drainer with mixer taps, an Indesit electric oven, Electrolux four ring gas hob, cooker hood, tiled surrounds, drawers, plumbing facilities for an automatic clothes washer, ceramic tiled floor, window overlooking the rear courtyard and PVC double glazed rear entrance door

From the entrance hall a staircase with handrail rises to the

**FIRST FLOOR**

**LANDING** with spindle balustrade and newel post, rear facing window, coving, fitted linen cupboard and loft access with light supply and fitted ladder

**FRONT BEDROOM ONE 15'8" maximum X 9'2" maximum** including the fitted wardrobes on one wall with three sliding mirrored doors, tilt and turn PVC double glazed window, ceiling rose, picture rail and a twin panelled central heating radiator

**REAR BEDROOM TWO 9'9" X 7'7"** having a tilt and turn PVC double glazed window, coving, central heating radiator and freestanding wardrobes which are available by separate negotiation

**BATHROOM 9'10" maximum X 9'10" maximum** being half tiled and having a coloured suite comprising of a corner bath with seat, mixer taps and a hand shower attachment, tiled shower cubicle with Mira shower, vanity unit with store cupboard below, low flush WC, fitted store cupboard with three louvered doors and twin panelled central heating radiator

## **OUTSIDE**

The property is well positioned in this popular village location convenient for commuting to Barnsley town centre and within approximately half a mile drive of junction 36 of the M1 motorway and the Dearne Valley Parkway on the Southern edge of the village. There is an enclosed and block paved forecourt with pebbled herbaceous border whilst at the rear of the property there is ample parking for several cars immediately behind the property on a concreted area which adjoins the block paved and concrete stone effect flagged patio. Access through a shared passage within this row known as "Myrtle Villas" built in 1902. Light over rear entrance door. Two external security lights.

## **GENERAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas fired central heating system served by a wall mounted Baxi Platinum boiler located in the kitchen.

### **FIXTURES & FITTINGS**

Kindly note the carpets, blinds, curtains and light fittings are included in the sale. Only the items specifically mentioned within these particulars are included.

### **TRAVELLING**

Proceeding from Barnsley town centre on the A61 Sheffield Road through Worsbrough, Worsbrough Bridge and then on entering the village of Birdwell, pass the junction with Worsbrough Road. The property is located a short distance along on the right hand side and can be identified by our sale board.

Alternatively, if travelling from junction 36 of the M1 motorway/Dearne Valley Parkway, pass the Aldi store and the junction with The Walk. Continue towards Barnsley and the property is located on the left hand side shortly after the junction with Chapel Street. Our sale board will help to identify the property.

### **WEBSITE ADDRESS**

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

### **MORTGAGE PROCEDURE**

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

### **MONEY LAUNDERING REGULATIONS**

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

## **FREE VALUATION**

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Ben Border, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

## **IMPORTANT NOTICE**

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
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3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
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