PARKER TERRACE, BIRDWELL, BARNSLEY S70 5UR  
PRICE: OFFERS OVER £95,000

- 2 bedrooms
- Off street parking
- Detached garage
- Gas central heating
- Double glazing
- Close to highly regarded schools and the M1 motorway
- Early inspection highly recommended

Nestled away in this quiet secluded position is this delightful 2 bedroom stone built cottage style property featuring off street parking and a detached garage. The property benefits from gas central heating, double glazing as well as being within close proximity to highly regarded local schools and the M1 motorway network at Junction 36. The property also provides easy access to open countryside and an early inspection would be highly recommended.
Accommodation Comprises

**ENTRANCE HALLWAY**
An oak style composite double glazed entrance door opens into an entrance hallway providing access to the breakfast kitchen and family bathroom. There is also a large fitted double storage cupboard.

**KITCHEN**
15’ x 7’ 1” (4.57m x 2.16m)
Presented to the side elevation featuring wall and base units with a roll edge work surface incorporating a stainless steel sink unit. There is an integrated oven, 4 ring hob, extractor hood, plumbing for a washing machine, space for a free standing fridge freezer and small table. There is a side facing double glazed window and a timber staircase rises to the first floor landing. Access to lounge.

**LOUNGE**
14’ 7” x 12’ 10” (4.44m x 3.91m)
A front facing principal room having 2 large double glazed windows, radiator and a focal point fireplace with gas fire.

**FAMILY BATHROOM**
Featuring a 3 piece bathroom suite in need of some modernisation, featuring a low flush W.C., pedestal wash hand basin and panelled bath with electric shower over. There is part tiling to walls, vinyl finish to floor, radiator and an obscure double glazed window.

**STAIRS/LANDING**
Providing access to 2 generous bedrooms and attic loft space.

**BEDROOM ONE**
12’ 7” x 14’ 7” (3.84m x 4.44m)
Features 2 double glazed windows with a pleasant aspect, 2 radiators and an airing cupboard housing the recently fitted combination boiler.

**BEDROOM TWO**
11’ 4” x 6’ 11” (3.45m x 2.11m)
A front facing room having a double glazed window and radiator.

**EXTERNALLY**
Approached from the front elevation onto this small quiet backwater. To the front elevation of the property is a tarmac driveway providing access to the front door and providing off street parking for several vehicles and there is access to a further parking area and the detached garage with up and over door.

**MEASUREMENTS**
These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

**SERVICES**

**ADDITIONAL NOTE**
Fixtures and fittings by separate negotiation.
These details were prepared from an inspection of the property and information provided by the vendor on 15th October 2018.
Ref: BM/AJ/SB
IMPORTANT NOTE
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.