



**LANG AVENUE
BURTON GRANGE
BARNSELEY
S71 5PT**



OFFERED TO THE MARKET IS THIS THREE BEDROOMED PROPERTY WITH LARGE DRIVEWAY TO FRONT PROVIDING AMPLE PARKING. IDEAL FOR THE FIRST TIME BUYER OR GROWING FAMILY, SITUATED CLOSE TO BARNSELEY TOWN CENTER AND ITS AMENITIES.

The accommodation briefly comprises: entrance hall, living room, dining kitchen, utility. To first floor there are three bedrooms and sower room. Externally the property has ample parking along with low maintenance front and rear garden.

Offers over £80,000

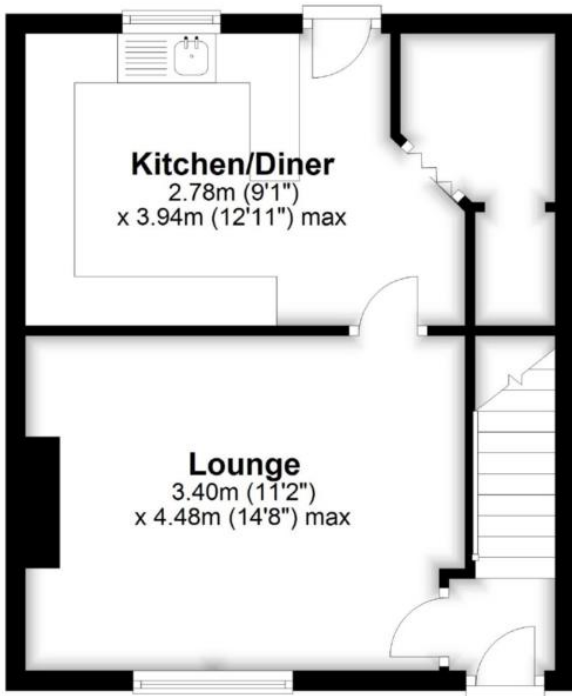
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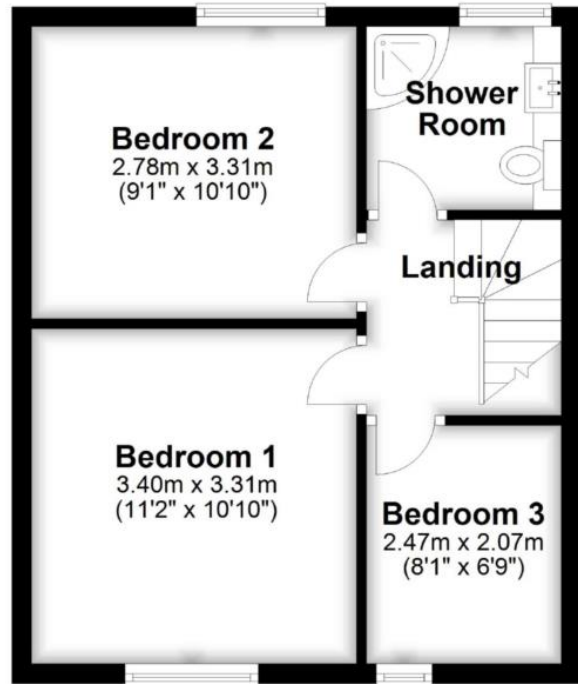
www.simonblyth.co.uk



Ground Floor



First Floor





THE ACCOMMODATION CONTAINS

GROUND FLOOR

ENTRANCE

Access gained via uPVC and decoratively glazed door into entrance with ceiling light, radiator and tiled flooring. From here access can be gained to the following rooms:

LIVING ROOM

4.4m x 3.3m (14'5" x 10'10")

A front facing reception room with uPVC bay double glazed window, ceiling light, radiator, coving to ceiling, dado rail and wood effect laminate flooring.

KITCHEN/DINER

2.7m x 4.5m (8'10" x 14'9")

Comprising of a range of wall and base units in wood with laminate worktop along with breakfast bar giving space for four seats, there is space for a fridge freezer, dishwasher and cooker. There is a built-in extractor fan, stainless steel sink with chrome mixer tap over, vinyl flooring, two ceiling lights, coving to ceiling, rear facing uPVC double glazed window and uPVC and glazed door giving access to the rear garden. This room houses the boiler which is currently still under guarantee.



UTILITY

A useful storage space with radiator, ceiling light, vinyl flooring, uPVC double glazed window and storage cupboard, this room has enough space for a washer and a dryer.



FIRST FLOOR LANDING

Access gained via staircase to first floor landing with ceiling light and access to the following rooms:

BEDROOM ONE

3.3m x 3.3m (10'10" x 10'10")

A spacious front facing double bedroom with ceiling light and radiator. There are fitted wardrobes to bulkhead and bedside providing ample space for storage and hanging clothes.



BEDROOM TWO

3.2m x 2.8m (10'6" x 9'2")

A rear facing double bedroom with uPVC double glazed window and ceiling light. This room also benefits from a bank of fitted wardrobes.



BEDROOM THREE

2.0m x 2.4m (6'7" x 7'10")

Currently used as a study with ceiling light, radiator and front facing uPVC double glazed window.



SHOWER ROOM

1.5m x 2.0m (4'11" x 6'7")

Comprising of a three piece suite in white with basin and wc fitted in a vanity unit, walk-in shower cubicle with a fixed shower head and a hand held shower. There are spotlights to ceiling, rear facing obscure double glazed window, tile to full height and tiles to floor.



OUTSIDE

The front of the property is accessed via wrought iron gates onto hardstanding providing parking for numerous vehicles. This then leads down to the flagged and pebbled front garden with decorative flower beds, there is also a flagged patio and decked area providing ample seating space. To the rear of the property there is an enclosed decked garden.



DIRECTIONS

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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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.

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

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.

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 5:30 pm

Saturday - 9:00 am to 2:00 pm

Sunday - 11:00 am to 1:00 pm

Details printed 23/01/19

