



20 Tomlinson Road, Elsecar, Barnsley, South Yorkshire, S74 8DH

Offers Over £130,000

*** ATTENTION 1ST TIME BUYERS *** ABSOLUTELY STUNNING PROPERTY ***

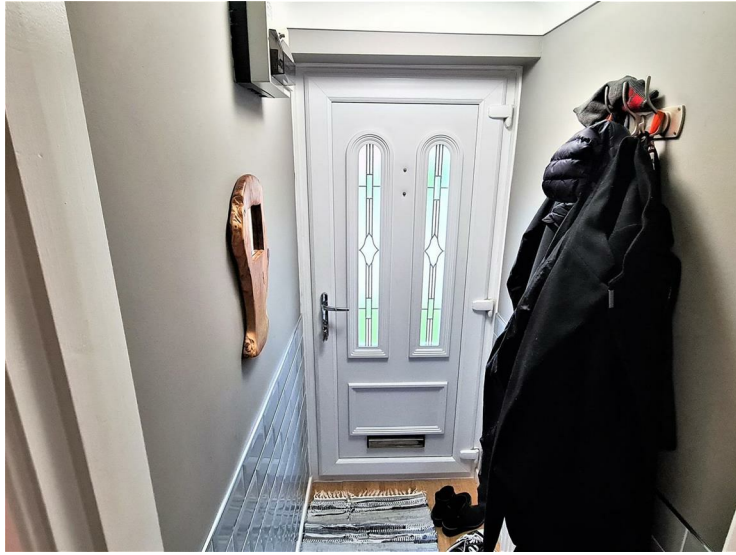
We are extremely delighted to bring to the market this amazing two bed semi detached property in the popular area of Elsecar.

This property has been modernised to a fantastic standard and has a stunning kitchen and bathroom, landscaped garden and is in immaculate condition throughout. Briefly the property comprises the entrance porch, lounge, kitchen, two bedrooms and bathroom. The garage provides ample storage or parking with additional off road parking in front.

Located in the sought after area of Elsecar, this property is in an elevated position and enjoys views over the village and neighbouring area. Within easy reach of all of the fantastic local amenities and just a few minutes from the Dearne Valley Parkway for the M1 and A1 motorway links.

This one will go quickly so call now to arrange your viewing!!!

PORCH



Entering through the white uPVC front entrance door into the porch area. This area has gentle colours with wood effect laminate floor and gloss subway tiles to the lower walls.

LOUNGE 12'1" x 14'2" (3.70 x 4.34)



A light and spacious front facing lounge with an open staircase to the first floor with a brick hearth which currently carries a multi fuel burner.

A further internal door leads through into the kitchen.

KITCHEN 12'1" x 10'0" (3.70 x 3.06)



A modern kitchen with a range of light shaker style wall and base units with a black contrasting work surface. The sink is also dark and sits beneath the rear window overlooking the beautiful garden. The kitchen benefits from an integrated fridge and freezer and has a black and chrome oven, hob and extractor hood.

BEDROOM ONE 12'2" x 10'9" (3.71 x 3.28)



A large double bedroom to the front of the property and enjoying views over the surrounding area. This room has the added benefit of a storage cupboard built in over the stairs.

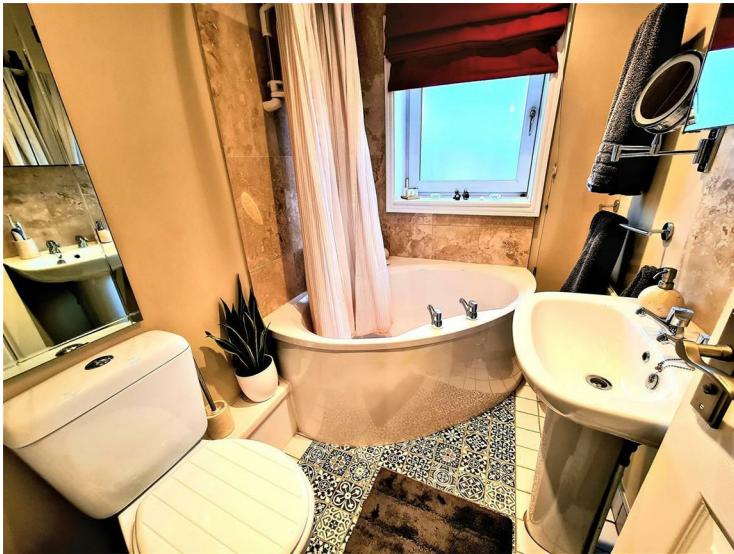
BEDROOM TWO 7'0" x 10'2" (2.14 x 3.11)



The second bedroom is another well proportioned room which is currently being used as an office.

With gentle colours and overlooking the rear garden.

BATHROOM 4'10" x 7'2" (1.49 x 2.19)



Another stunning feature of this property is the bathroom with a white suite comprising of a pedestal sink, low flush toilet and a corner bath with a shower fitted over.

The walls tiles are a light stone effect with a modern meets traditional style black and white floor tile.

Also with chrome fittings including the towel rail and holders.

OUTSIDE



To the front of the property is a low maintenance grass and pebbled area with steps to the front door. The garage and driveway are set to the side of the property and a gate provides rear access.

To the rear is a lovely landscaped enclosed garden with access to the garage through a further door. From the property is a decked area which leads to the lawn and then area of pebbles and plants to the end. The garden is a new and stunning feature of this property.

Floor Plan

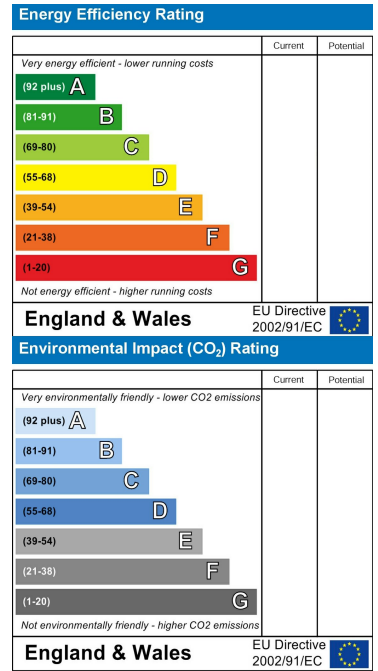


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

Area Map



Energy Efficiency Graph



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