

West End Avenue, Barnsley, S71

£100,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

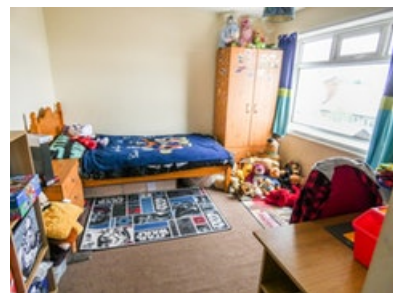
Housesimple are pleased to bring to the market this three bedroom semi detached property, would make an ideal first home. The property is deceptively spacious. In brief, the property from .comprises of extended entrance hall, downstairs wc, lounge/dining room, kitchen, rear conservatory, f

Key features:

- Ideal First Home
- three bedroom semi detached property
- deceptively spacious
- downstairs wc
- conservatory
- Viewings Highly Recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£106.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Entrance Porch/hall

Having a front facing double glazed entrance door, there are front and side facing double glazed windows, there is a staircase rising to first-floor landing and radiator.

Downstairs Wc

Having a low flush WC, pedestal wash hand basin and side facing the double glazed window.

Lounge/Dining Room 22' 5" x 12' 6" max (6.76m x 3.81m max)

Having coving to the ceiling, there is a feature fire surround housing the electric fire, there are double doors giving access to the conservatory, radiator and front facing double glazed window.

Conservatory 8' 0" x 6"11' (2.44m x 2.11m)

Having laminate flooring and being uPVC double glazed.

Kitchen 9' 4" x 9' 4" (2.84m x 2.84m

Having a range of wall and base units, single bowl sink, gas cooker point, plumbing for washing machine, tiled splashbacks, radiator, the side facing entrance door and rear facing double glazed window.

First Floor Landing

having access to loft and side facing double glazed window.

Bedroom One 11' 0" x 10' 11"s (3.35m x 3.33m

Bedroom Two 12' 7" x 10'8" (3.45m x 3.25m)

Bedroom Three 8' 4" x 8' (2.54m x 2.44m)

Family Bathroom

Having a 4 piece suite comprising of pedestal wash hand basin, low flush wc, paneled bath, bidet, tiled splash backs and side facing window.

Outside

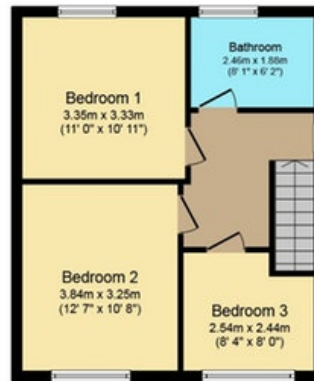
There is a garden area to the front of the property, access to the rear where there is a patio garden with lawn area and shrub borders.

Floor plan:



Ground Floor

Floor area 53.3 sq. m. (574 sq. ft.) approx



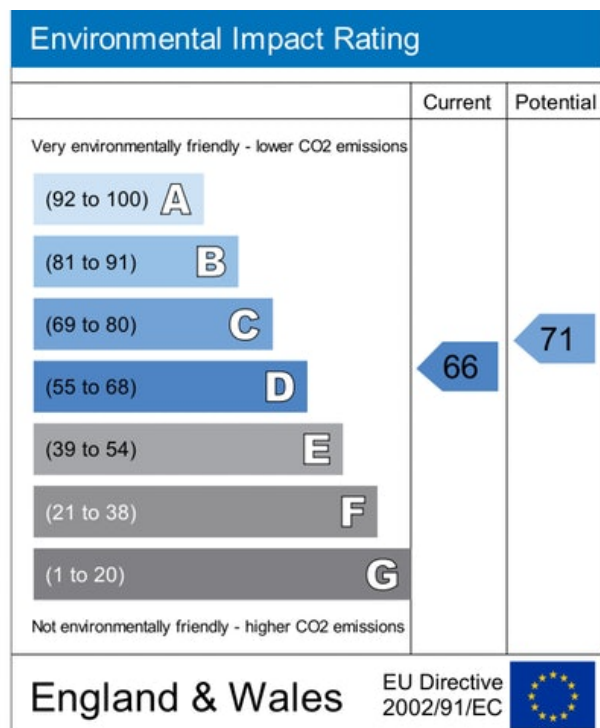
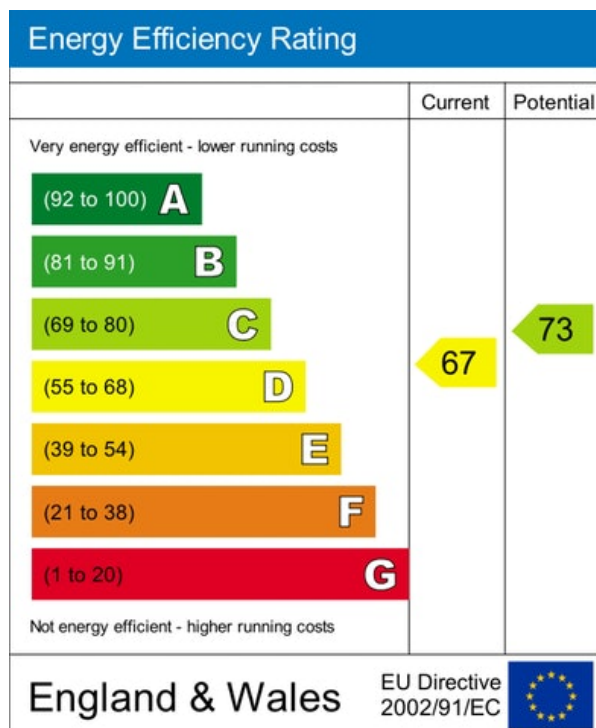
First Floor

Floor area 43.5 sq. m. (468 sq. ft.) approx

Total floor area 96.8 sq. m. (1,042 sq. ft.) approx

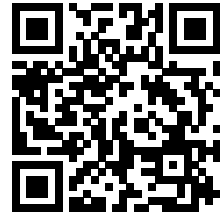
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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