



£120,000 Guide Price

Grange Lane, Barnsley

Terraced House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms
- Fully Refurbished
- Immaculately Presented Throughout
- Stunning Kitchen
- Beautiful Bathroom
- Additional Shower Room
- Occupying an Elevated Position
- Rear Courtyard with Decked Sun Terrace
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

GUIDE PRICE £120,000 to £130,000

FULLY REFURBISHED, YOU SIMPLY MUST SEE...JUST MOVE YOUR FURNITURE IN ON GRANGE LANE, NUMBER 23...!

Uflit would like to welcome to the market this FABULOUS THREE bedroomed property, Ideally suited to the first time buyer or growing family.

Main Particulars

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Uflit would like to welcome to the market this FABULOUS THREE bedroomed property, Ideally suited to the first time buyer or growing family. This deceptively spacious property is immaculately presented throughout, having had an extensive refurbishment and is now ready to move in and relax. The property boasts a beautifully appointed lounge leading to a modern newly fitted kitchen/ diner and a modern family bathroom. To the first-floor three bedrooms and a further shower room. To the outside an attractive low maintenance elevated frontage and to the rear an enclosed courtyard with a large decked sun terrace. Located close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder then look no further we've found the perfect house for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Lounge w: 4.3m x l: 3.7m (w: 14' 1" x l: 12' 2")

Entering through a glazed upvc door with overhead sky light, to a beautiful spacious lounge with a front facing upvc window allowing an abundance of light to flow through whilst a radiator adds warmth. A bespoke log burning fire adopts the chimney breast sat on a stone bed with solid oak mantel above. Newly laid laminate flooring seamlessly flows throughout. Door leads to carpeted stairs to the first-floor accommodation with a further door leading to the kitchen diner.

Kitchen/diner w: 4.3m x l: 3.9m (w: 14' 1" x l: 12' 10")

A stunning newly fitted kitchen featuring a range of wall and base units with complimentary worksurface areas with a counter top composite sink emulating the standard on offer. Appliances to include a built-in electric oven, electric hob, extractor fan and an integrated dishwasher. A rear facing upvc window again illuminates along with spot lighting, radiator, a continuation of the modern laminate flooring and a door to the cellar and rear hallway.

Hallway

With tiled flooring seamlessly flowing through to the bathroom, radiator and a upvc glazed door to the rear and a door to the bathroom.

Family Bathroom w: 2.5m x l: 2.4m (w: 8' 2" x l: 7' 10")

A beautiful modern family bathroom comprising of a panelled bath, a vanity wash hand basin creating storage and a low level wc. Partially tiled walls with complimentary

tiled flooring, radiator, spot lighting and a rear facing upvc window.

FIRST FLOOR:

A carpeted split landing with doors giving access to three bedrooms and a family shower room whilst a loft hatch creates additional storage.

Bedroom 1 w: 4.4m x l: 3.7m (w: 14' 5" x l: 12' 2")

A large double bedroom with carpeted flooring, radiator, a front facing upvc window and over stairs storage cupboard.

Bedroom 2 w: 2.5m x l: 3.9m (w: 8' 2" x l: 12' 10")

An ample sized second bedroom with carpeted flooring, radiator and rear facing upvc window.

Bedroom 3 w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

A further bedroom with carpeted flooring, radiator and a rear facing upvc window.

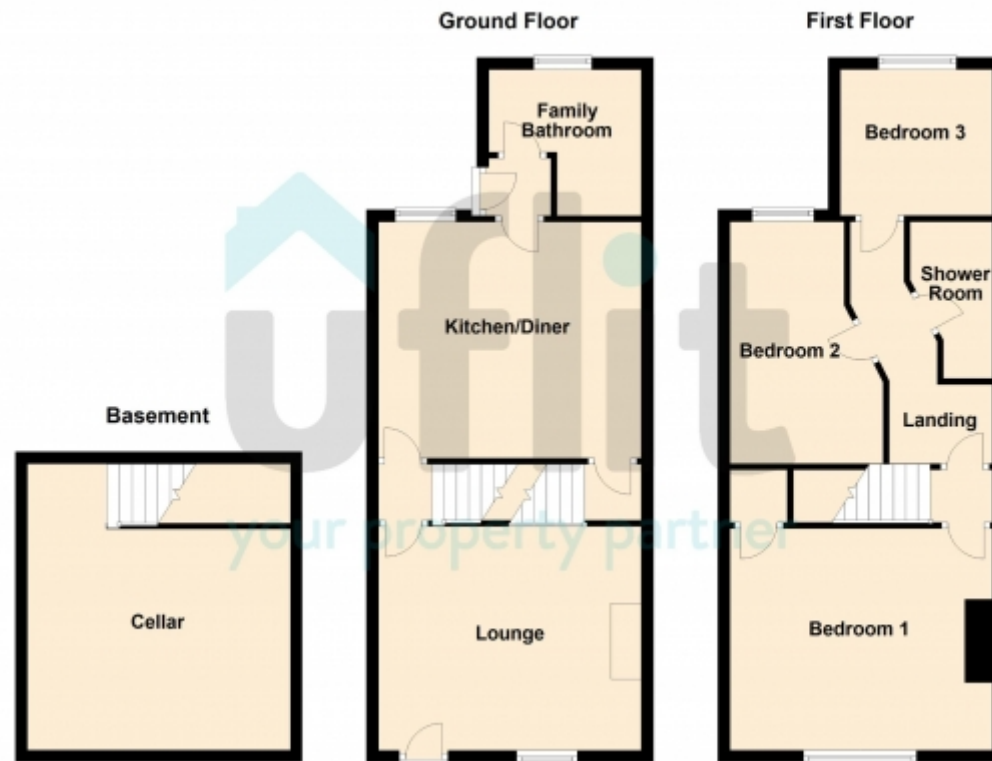
Family Shower Room w: 1.4m x l: 2.7m (w: 4' 7" x l: 8' 10")

A beautiful modern family shower room comprising of a built-in shower, wash hand basin and a low level wc. Partially tiled walls with complimentary tiled flooring, radiator and spot lighting.

Outside

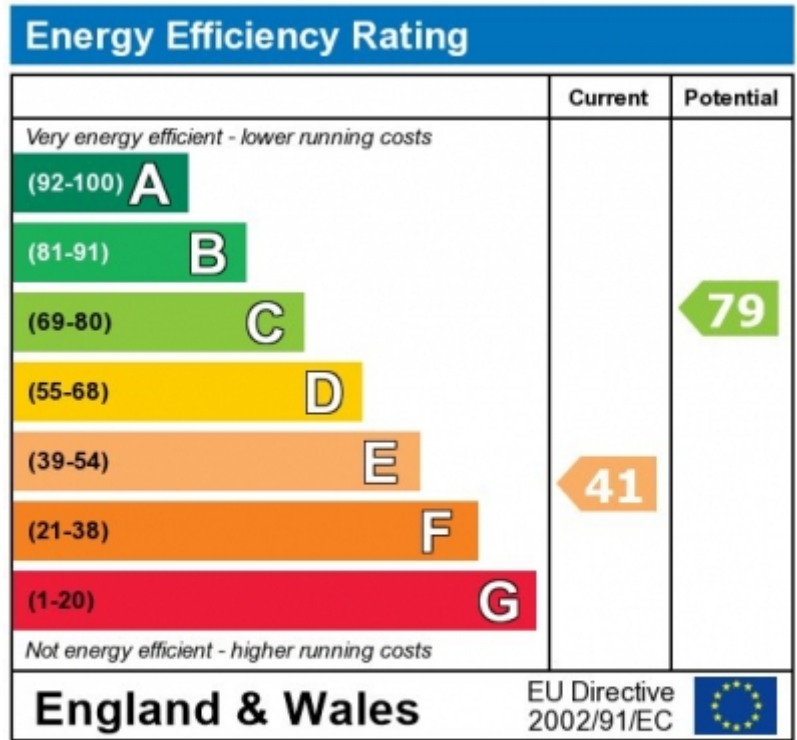
The property commands an elevated position with a low maintenance paved frontage. To the rear an enclosed courtyard with a fabulous raised decked sun terrace and gated access to the rear.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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