

262 Carlton Road
Carlton
Barnsley
S71 2AZ

£85,000

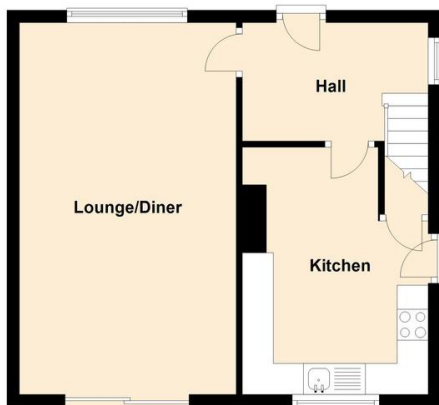
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Set back off Carlton Road, this three bedroom semi detached house boasts a generous rear garden.

The ex-local authority property has gas central heating, full UPVC double glazing and it is offered to the market with NO CHAIN.

Ground Floor



First Floor



GROUND FLOOR:

RECEPTION HALL

Having a UPVC entrance door and window, staircase to the first floor and a radiator.

LOUNGE

19' 9" x 11' 3" (6.02m x 3.43m) This principal reception room has a front facing window and sliding patio doors to the rear aspect. There is a television point, radiator and feature fireplace with inset gas fire.

DINING KITCHEN

13' 5" x 9' 8" (6' 5" min) (4.09m x 2.95m) Fitted with an inset resin sink with mixer tap and cupboard under, further base and wall mounted units, plus area of worktop surfaces with tiled splash backs. There is an integrated oven with four ring gas burner and extractor hood above, plumbing for a washing machine, radiator, built in pantry cupboard, plus UPVC rear window and entrance door.

FIRST FLOOR:

LANDING

Providing a recessed storage cupboard and side facing window.

BEDROOM ONE

11' 4" x 11' 2" (3.45m x 3.4m) A front facing master bedroom with radiator.

BEDROOM TWO

11' 1" x 8' 2" (3.38m x 2.49m) A rear facing bedroom with radiator, built in storage cupboard and further built in cupboard housing the hot water cylinder.

BEDROOM THREE

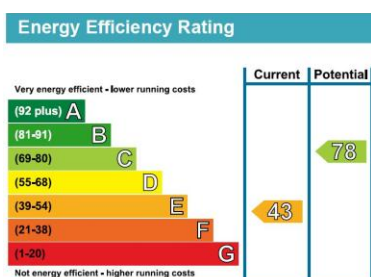
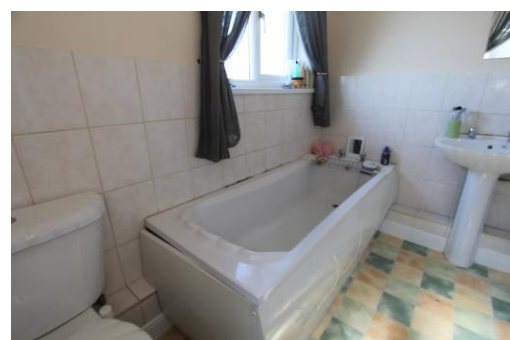
9' 11" x 6' 8" (3.02m x 2.03m) A front facing bedroom with radiator.

FAMILY BATHROOM

Fitted with a white three piece suite, comprising a panel bath, low flush WC and wash hand basin. There are obscure glazed windows to the side and rear.

OUTSIDE

There is a lawn to the front and an area opposite the property utilised for parking. A pathway leads down the side of the house to a flagged patio at the rear and generous garden beyond with brick built store.



OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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