

4 Winter Road  
Pogmoor  
Barnsley  
S75 2EN

Sorbys  
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Offers over £100,000



This brick built semi detached house is located close to the general hospital and would be ideal for anyone working there. Pogmoor provides easy access to the town centre and its range of amenities, whilst junction 37 of the M1 motorway is also close at hand.

The property is offered for sale with NO CHAIN and features gas central heating and UPVC double glazing. Although it was originally built with two bedrooms, the rear bedroom has been subdivided to create a three bedroom home.



## GROUND FLOOR:

### LOUNGE

13' 5" x 12' 9" (4.09m x 3.89m) Approached via a UPVC part glazed entrance door, this reception room has a front facing window and features a stained pine decorative fireplace with inset period cast iron open fire, set upon a conglomerate hearth. There are television, cable and telephone points, plus a radiator.

### DINING KITCHEN

13' 4" x 12' 9" (4.06m x 3.89m) This good sized kitchen is fitted with a range of shaker style base and wall mounted units, comprising an inset stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. There is an integrated stainless steel oven with four ring gas hob and chimney style extractor hood above, plumbing for a washing machine, tiled floor, radiator, recessed storage cupboard beneath the stairs, plus rear facing window and stable-style UPVC access door.

## FIRST FLOOR:

### LANDING

Having a spindled balustrade and loft hatch.

### BEDROOM ONE

13' 5" x 12' 9" (4.09m x 3.89m) A front facing bedroom featuring a cast iron fireplace and a radiator.

### BEDROOM TWO

7' 2" x 5' 9" (2.18m x 1.75m) A rear facing bedroom with radiator.

### BEDROOM THREE

9' 2" x 3' 8" (7' 3" max) (2.79m x 1.12m) A rear facing bedroom with radiator.

### BATHROOM

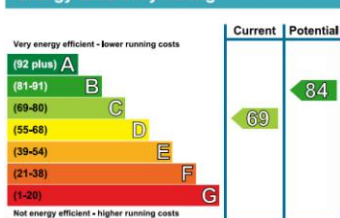
Fully tiled and fitted with a white three piece suite, comprising a panel bath with mixer tap and electric shower over, push button WC and contemporary glass suspended wash basin with chrome mixer tap. There is a tiled floor, radiator and obscure glazed window.

## OUTSIDE

A forecourt at the front of the property is bordered by a brick wall and wrought iron pedestrian access gate. Shared access at the side provides occasional off street parking, as agreed with the neighbour, whilst a timber gate opens to a full width flagged patio at the rear, with fully enclosed garden beyond.



## Energy Efficiency Rating



**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.

**Sorbys**

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