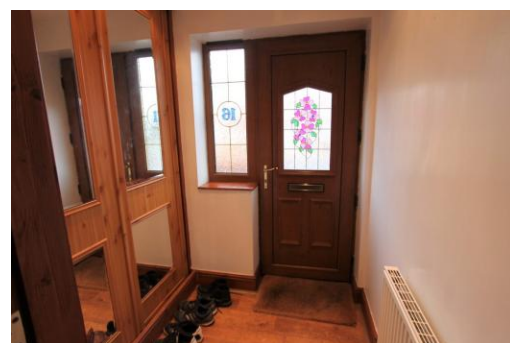
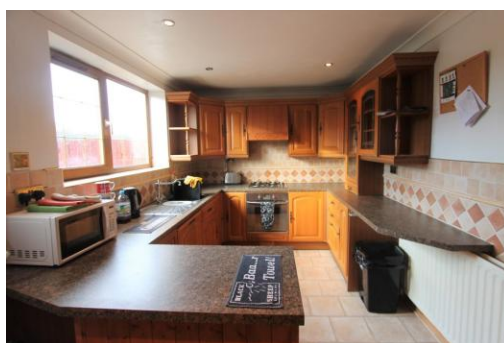


16 Claycliffe Avenue
Redbrook
Barnsley
S75 1HJ

£109,950

Sorbys
.co.uk



This two bedroom semi-detached house has been extended to the front aspect and benefits from a generous block paved driveway, fully enclosed rear garden and en-suite master bedroom.

Located in a popular residential area, between Barugh Green and Redbrook, the property is on the fringe of open countryside, looking towards Cawthorne. Additional features include gas central heating with combination boiler, golden oak UPVC double glazing and an alarm system. It is also offered to the market with NO CHAIN.



GROUND FLOOR:

ENTRANCE HALL

This extended hall has a UPVC entrance door and window, wood laminate flooring, down lighters to the ceiling and built in double cloaks cupboard with sliding, part mirrored door fronts.

LOUNGE

15' 6" x 12' 10" (16' 7" into bay) (4.72m x 3.91m) This front facing, bay windowed reception room, features a pine fireplace with marble hearth and back, plus inset living flame gas fire. There is a spindled staircase to the first floor, wood laminate flooring, television point, two wall light points and a radiator.

BREAKFAST KITCHEN

15' 9" x 8' 6" (4.8m x 2.59m) Fitted with oak finish base and wall mounted units, comprising an inset one and a half bowl 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 extractor canopy above, plumbing for a washing machine, coving and down lighters to the ceiling, rear facing window and UPVC rear access door.

FIRST FLOOR:

LANDING

Providing a loft hatch, radiator and side facing window.

BEDROOM ONE

12' 8" x 11' 3" (max) (3.86m x 3.43m) A front facing master bedroom with coving to the ceiling, a radiator and storage cupboard over the bulk head. Access is provided to the...

EN-SUITE

Fully tiled and fitted with a corner shower enclosure, dual flush WC and corner wash hand basin with mixer tap. There is a chrome towel ladder radiator, down lighters to the ceiling and obscure glazed window.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m) A rear facing bedroom with radiator.

BATHROOM

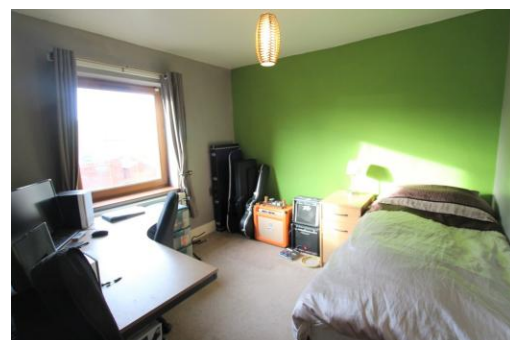
Fully tiled, including the floor and fitted with a white three piece suite, comprising a panelled corner bath with electric shower over, low flush WC and wash hand basin. There is an obscure glazed window and chrome towel ladder radiator.

OUTSIDE

A block paved driveway at the front extends to the side of the house and is bordered by a brick boundary wall. A gated access opens to the rear of the property, where there is a flagged patio with lawn beyond, which is fully enclosed and includes a timber garden shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		

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 for m 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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