

3 Cloverlands Drive
Staincross
Barnsley
S75 6EB

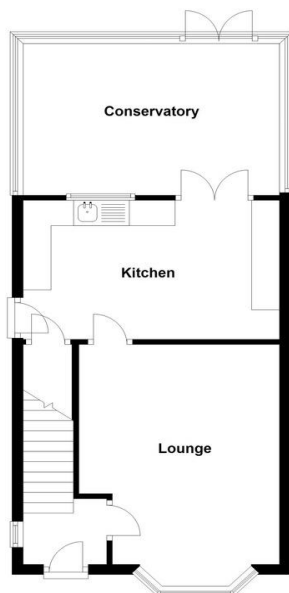
£149,950

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Located in a much sought after residential area, this three bedroom detached family home benefits from a conservatory at the rear, off street parking, low maintenance gardens and a detached garden store.

In addition, there is a gas central heating provided by a combination boiler and full UPVC double glazing, including fascia and soffits.



GROUND FLOOR:

ENTRANCE HALL

Having UPVC entrance door and window, wood laminate floor and stairs to the first floor.

LOUNGE

11' 7" x 14' 4" (16' 5" into bay) (3.53m x 4.37m) This front facing, bay windowed reception room features an oak fireplace, incorporating conglomerate hearth and back and inset living flame gas fire. There is also a television point and radiator.

DINING KITCHEN

14' 8" x 9' 1" (4.47m x 2.77m) Fitted with oak 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 oven with four ring ceramic hob and extractor canopy above, integrated fridge and freezer, housing unit with space and plumbing for a washing machine, recessed storage cupboard beneath the stairs, radiator and French doors leading to the...

CONSERVATORY

14' 11" x 10' 4" (4.55m x 3.15m) This Edwardian style conservatory has UPVC windows, roof and French doors leading to the rear garden. There is wood laminate flooring, a ceiling light point and radiator.

FIRST FLOOR:

LANDING

Providing a loft hatch and leading to the following accommodation.

BEDROOM ONE

8' 3" x 11' 8" (14' 9" max) (2.51m x 3.56m) Having double window to the front aspect, wood laminate flooring, coving to the ceiling and a radiator.

BEDROOM TWO

8' 7" x 7' 6" (2.62m x 2.29m) A rear facing bedroom with wood laminate flooring, coving to the ceiling and a radiator.

BEDROOM THREE

8' 7" x 7' 1" (2.62m x 2.16m) A rear facing bedroom with wood laminate floor and radiator.

BATHROOM

Fully tiled and fitted with a white three piece suite, comprising a tiled panel bath with shower over and glass screen, dual flush WC and wash hand basin. There is also a white towel ladder radiator.

OUTSIDE

To the front, there is a lawn and double width driveway leading to double wrought iron gates at the side of the property, which open to additional driveway space. At the rear, is a flagged patio, low maintenance pea gravelled area and detached garden store.



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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