

# HUNTERS®

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## Welland Crescent

Elsecar, Barnsley, S74 8AE

Offers Over £80,000





# 85 Welland Crescent

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## Lounge

The lounge offers laminate flooring, a wall mounted radiator and a PVCu double glazed window to the front elevation.

## Kitchen

Fitted with a range of wall and base units with an inset sink and drainer and mixer tap over, space for a range cooker with extractor fan over, laminate flooring, a wall mounted radiator and two elevated PVCu double glazed windows.

## Bedroom One

Providing fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

## Bedroom Two

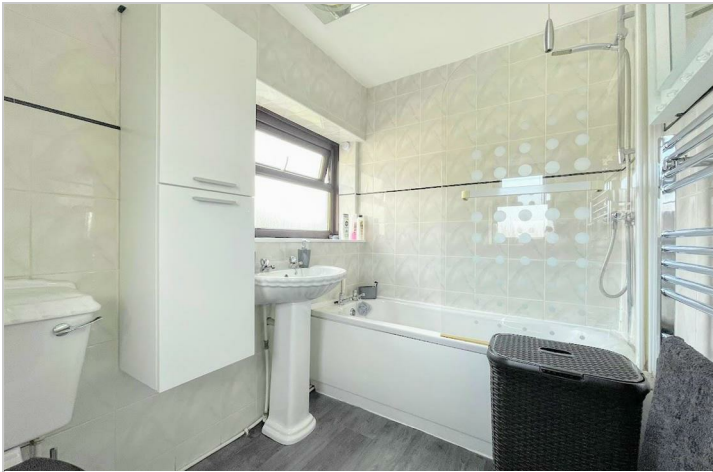
The second bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

## Bedroom Three

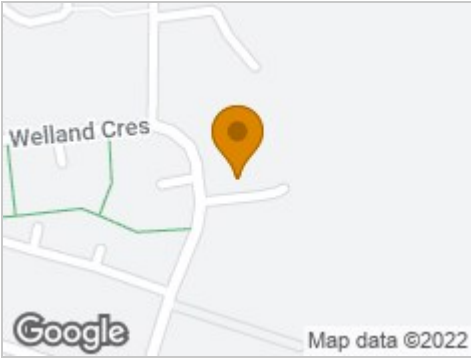
The third bedroom has fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

## Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with a wall mounted towel radiator and an elevated PVCu double glazed window.



Road Map



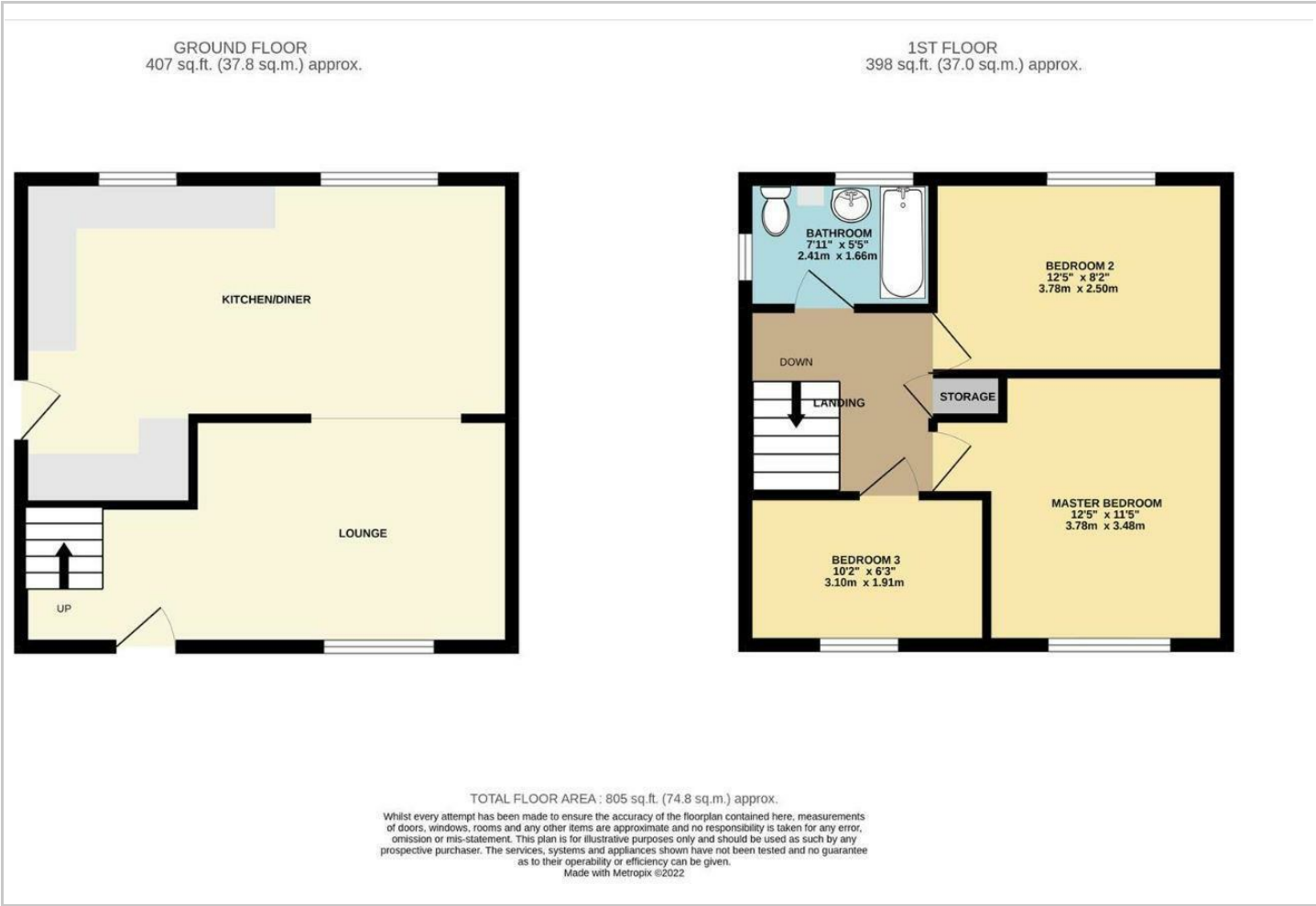
Hybrid Map



Terrain Map



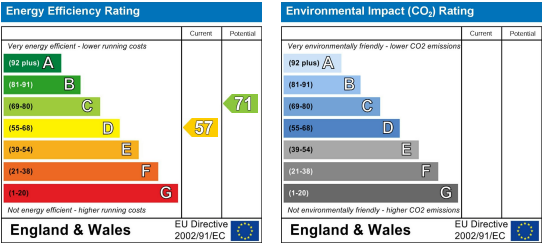
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.