

# HUNTERS®

HERE TO GET *you* THERE



## Turnshaw Mews

Barnsley, S70 4PZ

Offers In Excess Of £170,000



Presenting to the market this three bedroom semi detached property situated in Barnsley. Boasting from its close proximity to amenities and transport links, the property itself benefits from off road parking, a large enclosed rear garden, PVCu double glazing and gas central heating throughout. The property briefly accommodates a lounge, open plan kitchen and dining room, three bedrooms with an en suite leading from the first bedroom and house bathroom. Call Hunters today to arrange your highly advised viewing and avoid disappointment.



Hallway Entrance

The entrance of this property offers a downstairs WC, and access upstairs or through to the lounge.

Downstairs WC

The W/C has a toilet and handwash basin, a wall mounted radiator, double glazed PVCu window and laminate flooring.

Lounge 11'9" x 14'1" (3.6m x 4.3)

The lounge provides laminate flooring, a wall mounted radiator, a storage cupboard and a front facing PVCu double glazed window.

Kitchen/Dining Room 15'5" x 9'2" (4.7 x 2.8)

The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over, dishwasher, and an inset sink and drainer with mixer tap over. Also with space and plumbing for a washing machine, laminate flooring, a wall mounted radiator and PVCu Double patio doors with access to the back garden

Bedroom One with ensuite 9'10" x12'1" (3m x3.7)

The modern master bedroom provides fitted carpets, a wall mounted radiator, and PVCu double glazed window. Leading from the master bedroom is the En suite bathroom offering a three-piece suite comprising a low flush WC, pedestal wash hand basin, step in shower cubicle and a wall mounted radiator and PVCu double glazed window.

Bedroom Two 9'2" x 8'2" (2.8 x 2.5)

The second bedroom provides fitted carpets, wall mounted radiator and PVCu double glazed window.

Bedroom Three 6'2" x 8'2" (1.9 x 2.5)

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

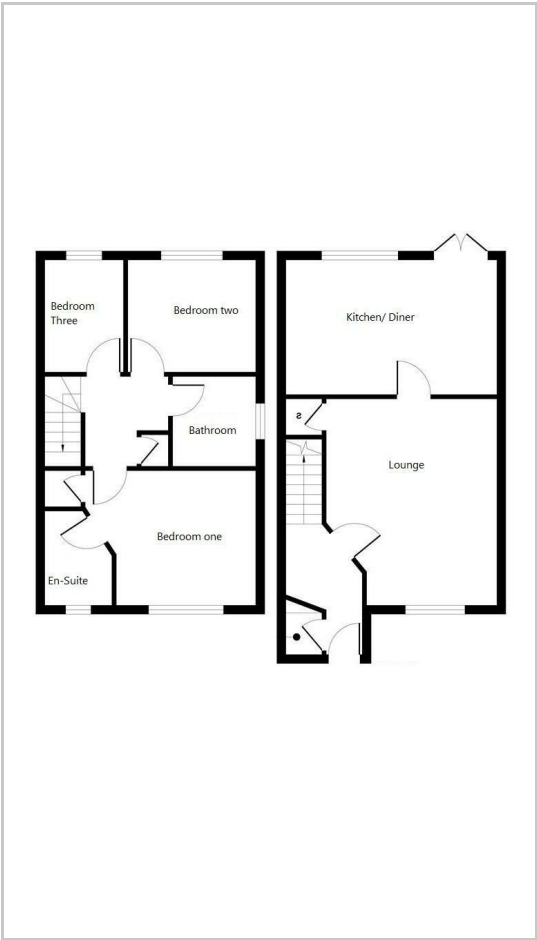
External

To the front of the property is off street parking and a pathway leading to the entrance door and to the rear garden. The rear features a large enclosed garden with paving and a further enclosed lawn area to the bottom of the garden.

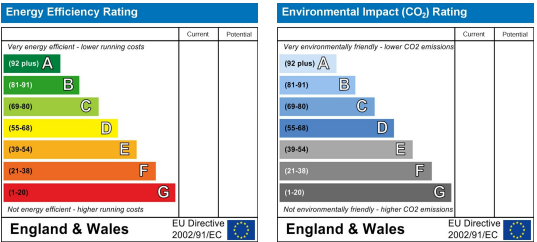
Area Map



Floor Plans



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.