



## Cliff Lane

Brierley, Barnsley, S72 9HR

Asking Price £700,000



Take a look at this stunning, generously spacious five-bedroom detached property beautifully complimented with a traditional contemporary décor throughout situated in a high demand location in Brierley, Barnsley. Boasting from ample off-road parking via the large driveway, a large double garage. Also, with an outdoor heated swimming pool and large lawned gardens, PVCu double glazing and gas central heating throughout and a perfect nearby location to amenities and transport links.

Spaced out over two levels; the property accommodates a large open plan lounge and dining room, an open kitchen with further dining space, a ground floor bathroom, family bathroom and four bedrooms with an en suite leading from the first bedroom.

Call Hunters Estate Agents today to arrange your highly advised viewing to avoid any disappointment and appreciate the qualities this family home has to offer.



## Entrance hall 14'9" x 13'1" (4.5m x 4.m )

Entering the property through a PVCu door into the open entrance hall. Briefly comprising tiled flooring, a wall mounted radiator, spotlights to the ceiling and access to all rooms on the ground floor.

## Lounge/ Diner 29'6" x 16'4" (9m x 5m )

The spacious lounge/ Dining room provides laminate flooring, a wall mounted gas fire, two wall mounted radiators, a front facing PVCu window and access to the conservatory through PVCu French doors.

## Conservatory 11'5" x 11'9" (3.5m x 3.6m )

## Kithen/ Diner 24'11" x 14'5" (7.6m x 4.4m )

The kitchen/ Dining room is fitted with a range of wall and base units featuring integral appliances that includes a fridge freezer and an inset sink and drainer with mixer tap over, LED spot lighting to the ceiling, tiled flooring, a wall mounted radiator, two PVCu windows and a PVCu door.

## Downstairs bathroom 11'9" x 5'6" (3.6m x 1.7m)

The downstairs bathroom features a three-piece suite comprising a low flush WC, sink, a free-standing bath. Also, with LED spot lighting to the ceiling and a PVCu double glazed window.

## Bedroom five 11'5" x 8'10" (3.5m x 2.7m)

Currently used as an office space on the ground floor is the fifth bedroom which is fitted with oak flooring, a wall mounted radiator and a front facing PVCu window.

## Landing

## Master bedroom 14'5" x 12'9" (4.4m x 3.9m )

This master bedroom featuring fitted carpets, Double glazed PVCu windows and a wall mounted radiator.

## En-suite

## Bedroom two 14'9" x 14'1" (4.5m x 4.3m)

This second bedroom features fitted carpets, Double glazed PVCu windows and a wall mounted radiator.

## Bedroom three 14'5" x 13'5" (4.4m x 4.1m)

The third bedroom provides wooden flooring, a wall mounted radiator and PVCu double glazed window.

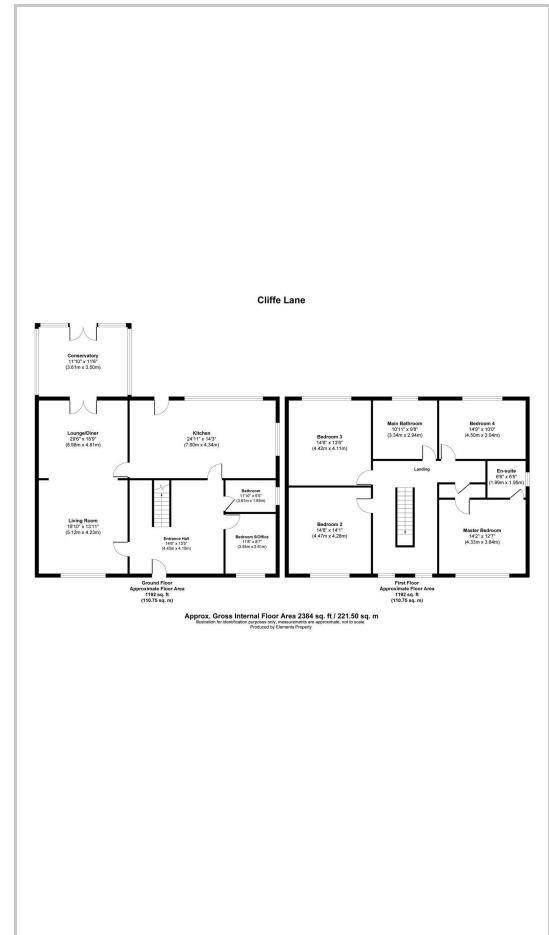
## Bedroom four 14'9" x 9'10" (4.5m x 3m)

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

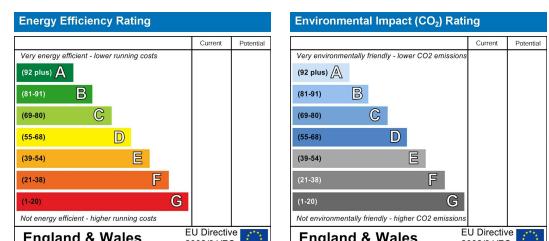
## Area Map



## 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.