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HERE TO GET *you* THERE



Dearne Street

Great Houghton, Barnsley, S72 0EQ

Offers In The Region Of £130,000

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- TWO BEDROOM END TERRACE PROPERTY
- TWO BATHROOMS
- NEWLY FITTED KITCHEN
- GOOD COMMUTE LOCATION
- EPC RATING: D
- REFURBISHED
- GENEROUS DIMENSIONS
- FREEHOLD
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

Dearne Street

Great Houghton, Barnsley, S72 0EQ

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Nestled on Dearne Street in the charming village of Great Houghton, Barnsley, this beautifully refurbished two-bedroom end terrace house presents an ideal opportunity for first-time buyers. The property boasts a welcoming entrance hall that leads into a spacious lounge, adorned with new carpet and freshly painted walls, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the newly fitted kitchen diner, equipped with an electric oven and a four-ring electric hob, perfect for culinary enthusiasts. An exterior door opens to an enclosed rear garden area, providing a private outdoor space for relaxation or entertaining.

On the first floor, the landing features a convenient storage cupboard and grants access to two generously sized bedrooms. The master bedroom is particularly appealing, as it includes its very own ensuite showerroom, offering a touch of luxury and privacy. Additionally, a newly fitted bathroom is also located on this floor, ensuring ample facilities for residents and guests alike.

This property is situated in a location that offers excellent commuting options and is in close proximity to all local amenities, making it a practical choice for modern living. With its thoughtful design and contemporary finishes, this end terrace house is a perfect blend of comfort and convenience, ready to welcome its new owners.

ENTRANCE HALL

Through a white uPVC front door this opens into the entrance hall, ideal for coats and shoes, decorated in neutral tones with newly laid carpeted stairs rinsing to first floor and door leading to the lounge area.

LOUNGE

12'4" x 13'3" (3.76m x 4.04m)

Step inside the welcoming living area,. Beautifully presented, having new carpet in place with freshly painted walls, wall mounted radiator, large uPVC window to the front and aerial point in place. Further door leading to the Kitchen Dining area.

KITCHEN DINING ROOM

15'6" x 11'6" (4.72m x 3.51m)

The real hub of the home is the stunning newly fitted modern kitchen/diner. The kitchen has an array of wall and base units providing storage, complimentary work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and four ring electric hob with extractor fan over. Space and plumbing for washing machine with splash back panelling to walls and ample room for a dining table to enjoy meals with friends and family. Laminate to floor for easy clean, neutral décor, wall mounted radiator, uPVC rear door and two uPVC windows to the rear fill this space with natural light. Handy storage cupboard located in the corner aswell as new combi boiler with warranty.

LANDING

Landing having carpet flooring and doors leading to both bedrooms, family bathroom with handy storage cupboard to the side.

BEDROOM ONE

12'6" x 11'1" (3.81m x 3.38m)

Generously sized master bedroom offering that extra storage we all crave. Having carpet flooring, stylish décor, wall mounted radiator and two uPVC windows to the rear finishes this space. Further door leading to private ensuite.

ENSUITE

2'9" x 8'6" (0.84m x 2.59m)

Great addition to any household, the ensuite comprises of low flush WC, pedestal wash hand basin and shower unit with splash back tiles with tile flooring and wall mounted radiator towel rail.

BEDROOM TWO

9'6" x 9'8" (2.90m x 2.95m)

Further good sized bedroom, freshly painted walls with carpet flooring, ample space to add storage and furniture if needed, wall mounted radiator and uPVC window to the front elevation.

BATHROOM

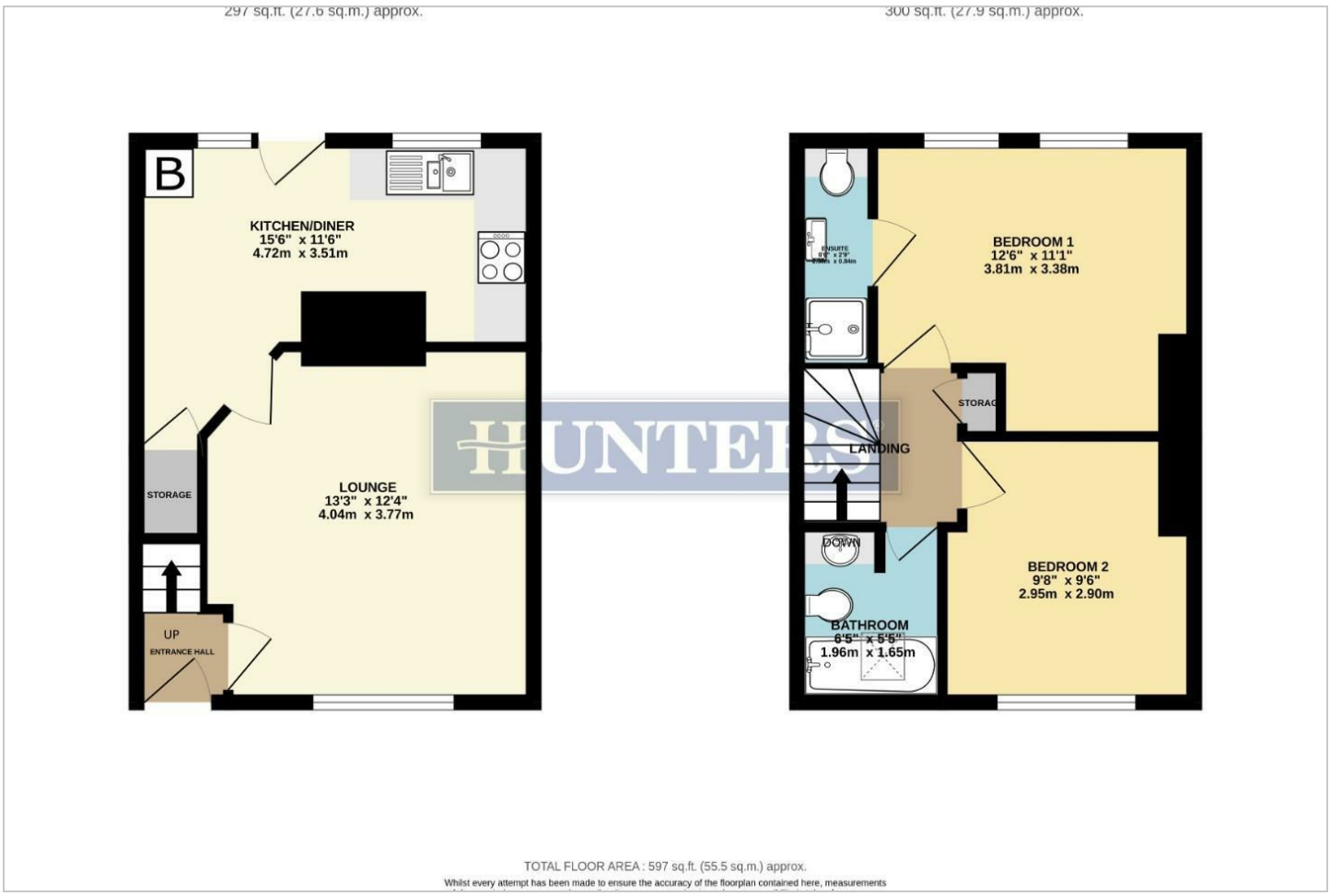
5'5" x 6'5" (1.65m x 1.96m)

Perfect spot to relax and unwind the serene bathroom comprises low flush WC, vanity unit with built in wash hand basin and bath with folding shower screen. Modern splash back panelling in neutral tones, wall mounted towel rail, vinyl flooring with velux window allowing the natural light in.

EXTERIOR

The front of the property offers great kerb appeal. Having iron gates giving access to the well maintained front garden area. Mainly pebbled with slabbed pathway leading to the front door entrance. To the rear you will find a easy to maintain enclosed area. Perfect opportunity to put you own stamp and create a stunning place to sit and relax in the summer months. Further brick built outer building providing further storage.

Floorplan


297 sq.ft. (27.6 sq.m.) approx.
300 sq.ft. (27.9 sq.m.) approx.
B
KITCHEN/DINER
15'6" x 11'6"
4.72m x 3.51m
LOUNGE
13'3" x 12'4"
4.04m x 3.77m
STORAGE
UP
ENTRANCE HALL
ENSUITE
BEDROOM 1
12'6" x 11'1"
3.81m x 3.38m
STORAG
LANDING
DOWN
BEDROOM 2
9'8" x 9'6"
2.95m x 2.90m
BATHROOM
6'5" x 5'5"
1.96m x 1.65m
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TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



















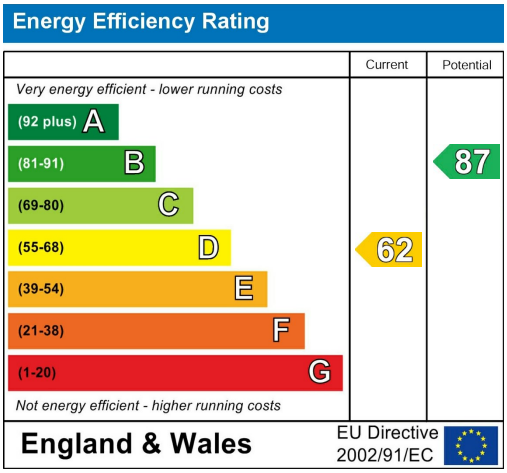


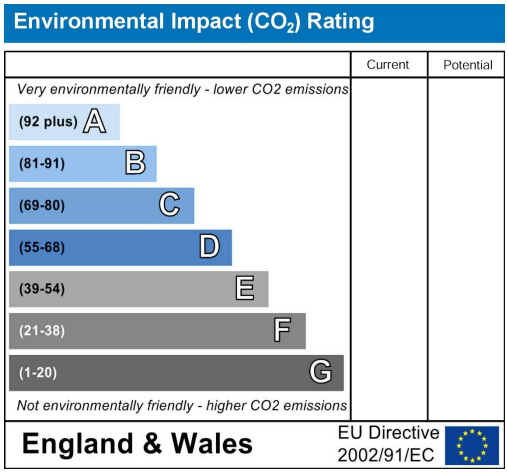






Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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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.

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The Property Ombudsman