

HUNTERS[®]

HERE TO GET *you* THERE



Coronation Avenue

Grimethorpe, Barnsley, S72 7NN

Guide Price £125,000 to £135,000



3



2



2



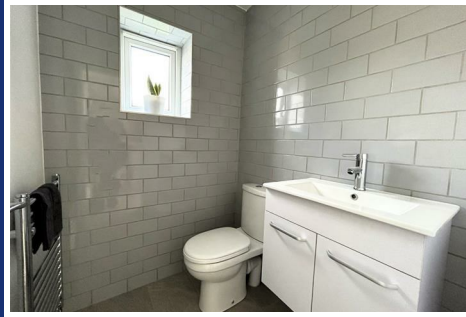
Council Tax: A



9 Coronation Avenue

Grimethorpe, Barnsley, S72 7NN

Guide Price £125,000 to £135,000



Utility

7'09" x 4'11" (2.36m" x 1.50m")

Via a newly fitted composite door this leads into the newly renovated utility room, neutrally decorated with tiled floor for easy clean, wall mounted radiator, uPVC door leading out to side and rear elevation and opening leading to WC and kitchen.

WC

4'11" x 4'04" (1.50m" x 1.32m")

Handy addition to any busy household this beautifully refurbished WC comprises of low flush WC, wash hand basin with under storage, tiled walls and floor for easy clean, heated towel rail and uPVC frosted window to the front.

Kitchen

14'03" x 8'08" (4.34m" x 2.64m")

The sleek and modern newly fitted kitchen has all the space you could wish for, having an array of wall and base units for storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, heated towel rail, extra built in storage cupboard, uPVC window to the side elevation and opening leading to living/diner.

Living Room/Diner

19'08" x 13'05" narrow 12'04" (5.99m" x 4.09m" narrow 3.76m")

Step inside the light and airy living space, ideal for entertaining family and friends, decorated in cool tones with wooden flooring, decorative coal effect electric fire giving this room not only a focal point but a cosy feel, wall mounted radiators, aerial point in

place with stairs rising to first floor with uPVC sliding doors leading to conservatory and a further uPVC French set of doors leading to a front porch/sun room.

Conservatory

9'07" x 8'11" (2.92m" x 2.72m")

Great addition to this already spacious family home, uPVC built with all windows looking out over the rear, with wooden flooring and uPVC doors leading to the side elevation this room can be enjoyed all year round.

Front Porch

7'02" x 3'06" (2.18m" x 1.07m")

Great space for coats and shoes this space over looks the stunning front exterior, this space could hold some seating if wanted to enjoy the views.

Landing

From landing all doors lead to bedrooms and bathroom.

Bedroom One

13'05" x 8'09" (4.09m" x 2.67m")

Generously sized master bedroom with not only built in wardrobes but further built in cupboard providing that extra storage we all crave, having wooden flooring, neutral décor, wall mounted radiator and uPVC window to the front.

Bedroom Two

12'09" x 8'10" (3.89m" x 2.69m")

Another good sized double bedroom, again with wooden flooring, wall mounted radiator, neutral décor and uPVC window to the rear.

Bedroom Three

8'07" x 7'09" (2.62m" x 2.36m")

A sizable single room or small double, having neutral décor, wooden flooring, wall mounted radiator and uPVC window to the rear.

dotted plants and flowers adding a splash of colour, this space is ideal for seating and enjoying the summer months.

Bathroom

11'04" x 4'06" (3.45m" x 1.37m")

The contemporary family bathroom is the perfect place to relax and unwind, comprising of low flush WC, double his and her sinks with under storage and corner bath with electric shower, tiles walls, heated towel rail and uPVC frosted window to the front.

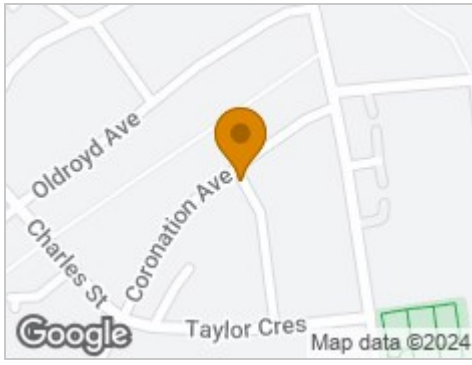
Exterior

This property is full of kerb appeal having stunning gardens to the front and side elevation mainly laid to lawn with beautiful flowers, plants, shrubs and trees to the borders adding not only beauty and colour but adding to the privacy of the home, to the side is wrought iron gates giving access to the driveway and a path which leads to the utility entrance as well as the front porch/sun room.

At the rear of the property is a two tire enclosed garden mainly paved for low maintenance with



Road Map



Hybrid Map



Terrain Map



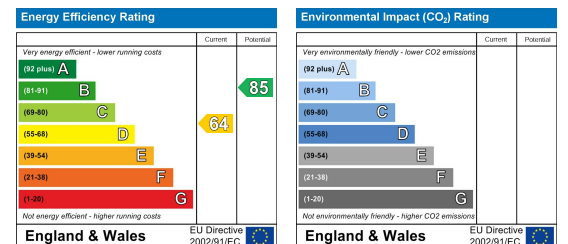
Floor Plan



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.

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.