

# HUNTERS®

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## Milano Rise

Darfield, Barnsley, S73 9PH

Guide Price £175,000 to £185,000





# 30 Milano Rise

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## Entrance Hall

6'04" x 4'02" (1.93m" x 1.27m")

Via a uPVC front door this leads into the roomy entrance hall ideal for coats and shoes, with wall mounted radiator, stairs rising to first floor and doors leading to WC and lounge/diner

## WC

3'01" x 2'09" (0.94m" x 0.84m")

Handy addition to any house hold, comprising of low flush WC and wash hand basin neutrally decorated and also housing the property's alarm system.

## Lounge/Diner

21'04" x 12'04" (6.50m" x 3.76m")

Adding the wow factor is the vast lounge/diner with stunning views over the Barnsley area, neutrally decorated with large uPVC window to the front and uPVC sliding doors to the rear filling this room with natural light, decorative electric fire place giving this room not only a focal point but a cosy feel, aerial point in place, wall mounted radiators and with ample space for both dining table and sofa this is the real hub of the home.

## Kitchen

14'11" x 10'00" (4.55m" x 3.05m")

Well designed fitted kitchen, having wall and base units providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric hob with extractor fan over, integrated electric oven and grill, washing machine, integrated under counted fridge and freezer, splash back tiles to walls, uPVC window to the rear with uPVC side door leading in to the carport.

## Landing

The bright and airy landing has a uPVC window to the side elevation and access to loft hatch, all doors lead to bedrooms and bathroom.

## Bedroom One

13'02" x 9'07" (4.01m" x 2.92m")

Generously sized master bedroom with two built in cupboards adding that extra storage we all crave, uPVC window to the rear with lovely views and wall mounted radiator.

## Bedroom Two

10'02" x 9'01" (3.10m" x 2.77m")

Another good sized double bedroom with uPVC window to the rear and wall mounted radiator.

## Bedroom Three

9'07" x 7'09" (2.92m" x 2.36m")

Final room is a smaller double or spacious single room with uPVC window to the front giving stunning views and wall mounted radiator.

## Bathroom

9'02" x 4'08" (2.79m" x 1.42m")

The light and roomy bathroom comprises of low flush WC, pedestal wash hand basin and bath with electric shower over, wall mounted radiator and frosted uPVC window to the front.

## Carport

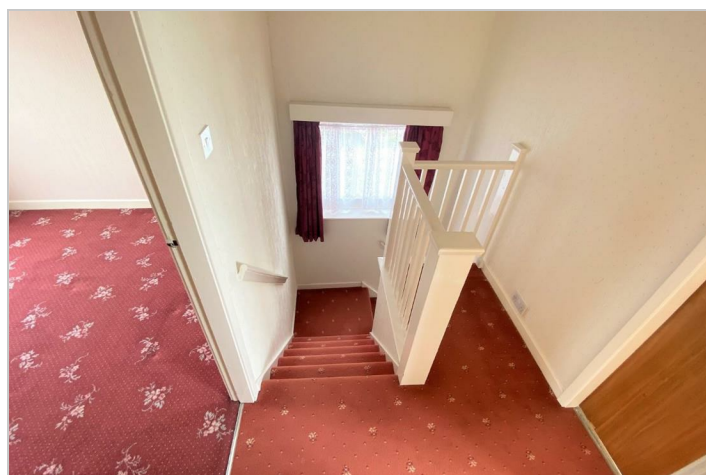
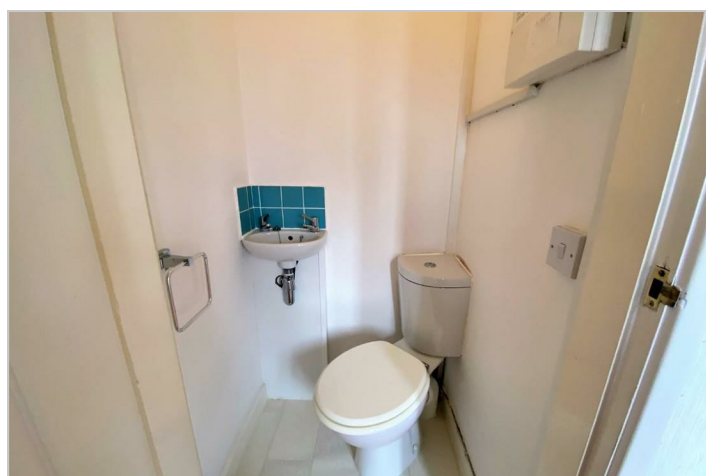
The carport has been extended to the rear, this roomy space is ideal for extra secure off road parking or storage space if needed, the opportunity would also be there should you wish to extend the property or add a garage, to the back of the carport are two uPVC doors leading to the multi levelled rear garden.

Tel: 01709 894440

## Exterior

To the front of the property stands the stunning sweeping garden, well maintained with established trees, shrubs and flowers not only adding to the privacy of the home but adding beauty and colour, the drive to the front is accessed via double gates leading to the front entrance, carport, side and rear if needed.

At the rear of the home stands further stunning gardens, the multi levelled rear has two patio areas, ideal for seating and following the sun, rest is laid to lawn well maintained with established trees, shrubs and hedges again adding to the privacy and adding beauty, a shed also stands at the rear adding further storage to this family home.



Road Map



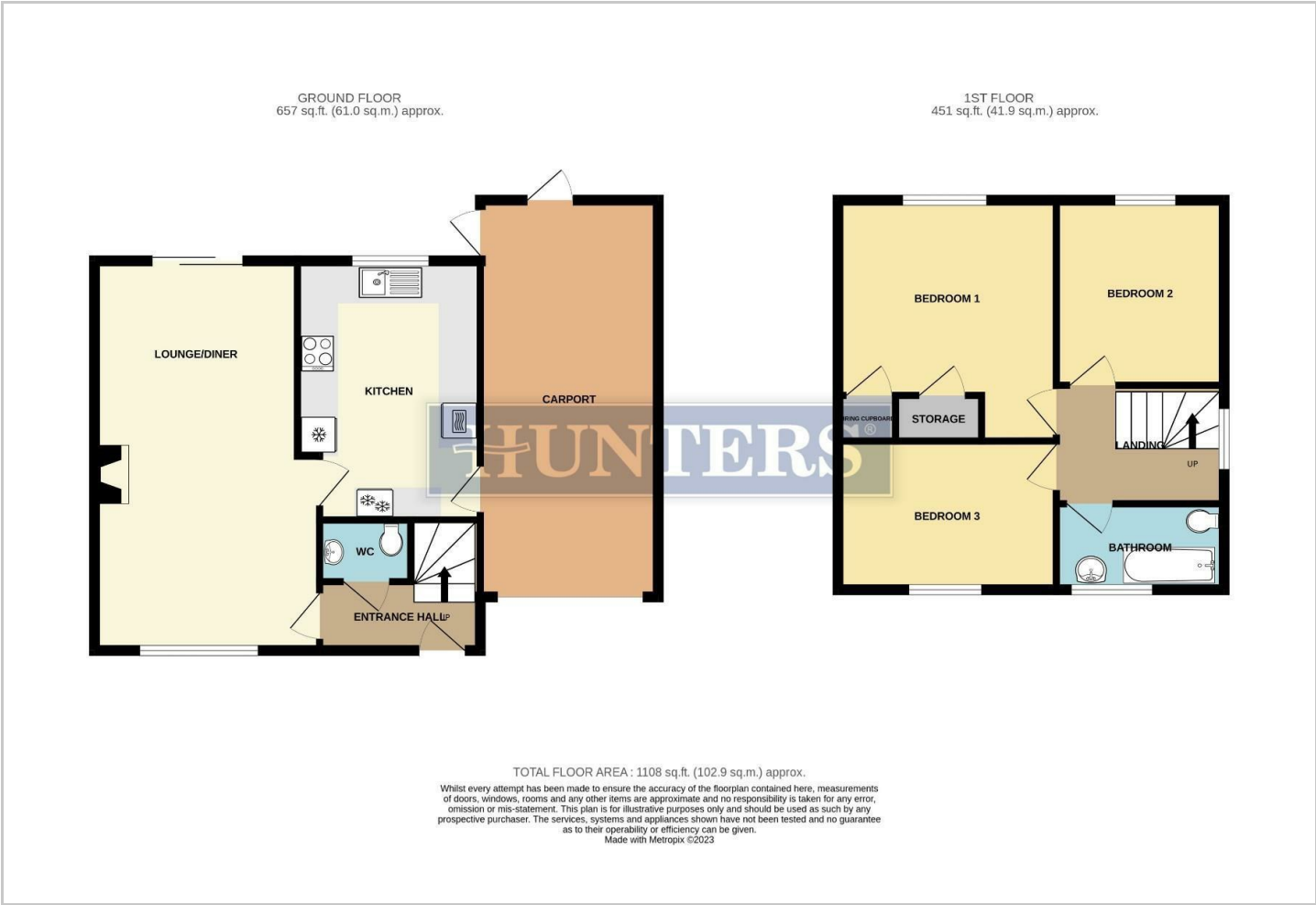
Hybrid Map



Terrain Map



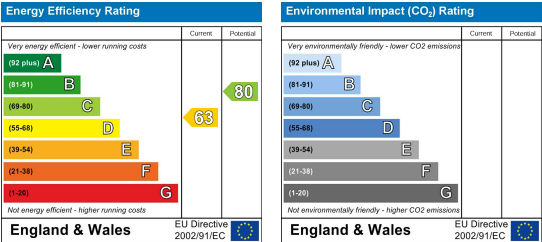
Floor Plan



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.