



The Avenue

Tankersley, Barnsley, S75 3AQ

Guide Price £190,000



- 3 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- READY TO JUST MOVE IN
- GOOD COMMUTER LOCATION
- FREEHOLD

- BEAUTIFUL LOCATION
- OFF ROAD PARKING
- NEUTRAL DECOR THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A

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Guide Price £190,000



GUIDE PRICE £190,000 - £200,000 , Nestled in the tranquil village of Tankersley, Barnsley, this charming semi-detached house on The Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a modern bathroom, this property is ideal for families or those seeking extra space. The generous dimensions throughout the home create an inviting atmosphere, complemented by stylish decor that allows you to move straight in without the need for immediate renovations.

Situated in a peaceful village location, you will find yourself just a short drive from the M1, making commuting a breeze. The area is well-served by good bus routes and is surrounded by reputable schools, making it an excellent choice for families.

The heart of the home is undoubtedly the contemporary kitchen/diner, which provides an excellent space for both cooking and entertaining. Ample storage options ensure that your living areas remain clutter-free, enhancing the overall appeal of the property.

Outside, the well-landscaped garden presents a lovely space to relax and unwind with views over Wortley, providing a picturesque backdrop. The property also benefits from parking for one vehicle, adding to the convenience of this delightful home.

Briefly comprising entrance hall, living room, kitchen/diner, store room, utility room, family bathroom and three good sized bedrooms.

This property truly offers a wonderful opportunity to enjoy village life while remaining close to essential amenities. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALLWAY

Through a frosted uPVC door leads into a roomy entrance hall, a great cloakroom space, also comprising wall mounted radiator, doors leading into the living room, kitchen, downstairs family bathroom and stairs rising to first floor.

KITCHEN

13'5 x 10'6 (4.09m x 3.20m)

A sleek and contemporary breakfast kitchen, offering an array of white gloss wall and base units providing plenty of storage space, contrasting black laminate work tops, inset stainless steel sink with matching detachable mixer tap, integrated 4 ring electric hob with extractor hood above, integrated electric oven, space for undercounter fridge and freezer and also a freestanding version, space and plumbing for washing machine, dark tiled flooring, frosted uPVC door and uPVC window to the rear.

LIVING ROOM

16'1 x 11'2 (4.90m x 3.40m)

A spacious living area boasting a feature fireplace with log burning stove giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, sky aerial point, BT point and uPVC window over looking the garden.

DOWNSTAIRS FAMILY BATHROOM

6'7 x 5'3 (2.01m x 1.60m)

A generously sized, sleek family bathroom, fully tiled in on trend grey tones, comprising enclosed shower cubicle with luxurious chrome drench shower over, modern black vanity unit with inset sink, wall mounted storage vanity, low flush WC, grey tall radiator, tiled flooring and frosted uPVC window,

LANDING

A roomy landing comprising loft hatch, uPVC window and doors leading to all bedrooms and storage cupboard which still has plumbing for an upstairs toilet if desired.

MASTER BEDROOM

13'1 x 10'6 (3.99m x 3.20m)

A sumptuous master suite, this bright and calming bedroom hosts a rear facing uPVC window with beautiful views over Wortley, built in dark wood wardrobes, wall mounted radiator and aerial point.

BEDROOM 2

13'1 x 10'6 (3.99m x 3.20m)

A good sized second bedroom comprising uPVC window and wall mounted radiator.

BEDROOM 3

9'10 x 7'3 (3.00m x 2.21m)

A further good sized bedroom comprising wall mounted radiator and frosted uPVC window to the front.

STORAGE

8'2 x 7'7 (2.49m x 2.31m)

Great additional space currently used as a log store, further door leads to a utility room housing dryer, lighting and electrics.

EXTERIOR

To the front is a low maintenance front garden with off road parking and a leafy, well established fruit tree. To the rear of the property is a fully enclosed, low maintenance, well landscaped, sun drenched garden. The garden is mainly laid with decking areas and bark, with a large shed currently used as a bar, a great place to entertain or sit out in the summer months.

OUTBUILDINGS

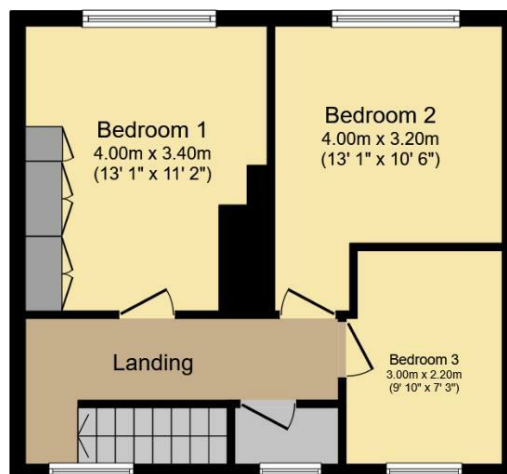
Providing that extra storage we all crave, comprising electrics and lighting.

Floorplan



Ground Floor

Floor area 49.6 sq.m. (534 sq.ft.)

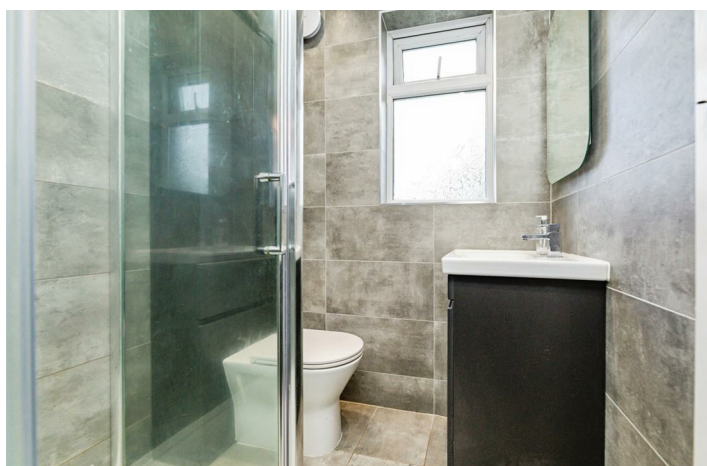
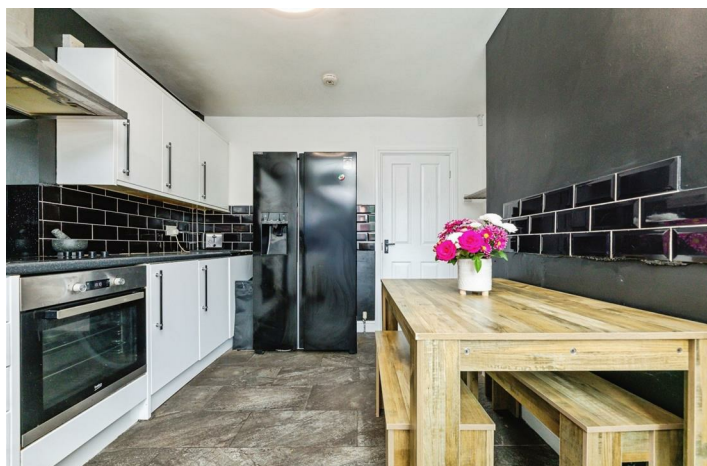


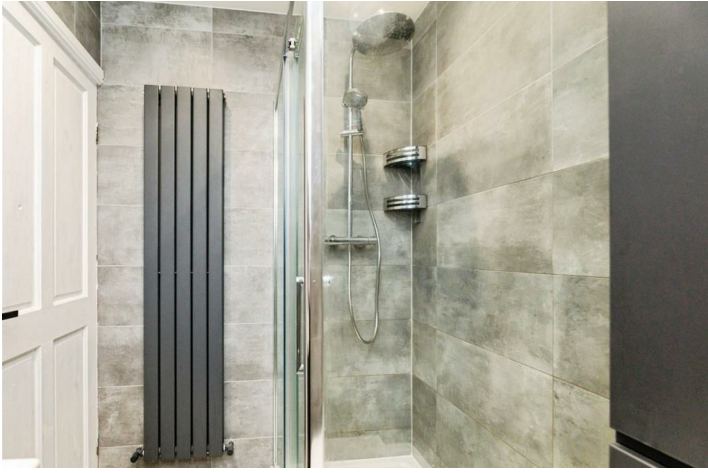
First Floor

Floor area 41.2 sq.m. (443 sq.ft.)

Total floor area: 90.8 sq.m. (978 sq.ft.)

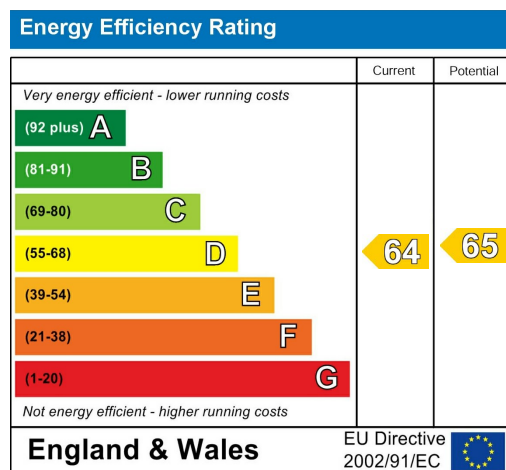
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







Energy Efficiency Graph



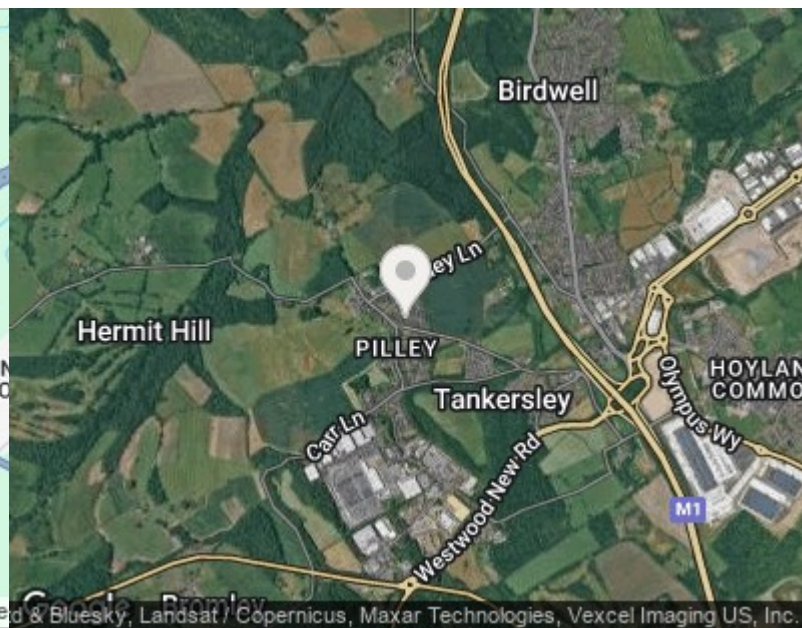
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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