

- BUILT in 2016
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DOWNSTAIRS WC

Chestnut Street, Grimethorpe, Barnsley, S72 7LQ

Built in approximately 2016 this three bedroom semi detached house has a good sized lounge, downstairs WC, kitchen diner, three bedrooms and a family bathroom. There are gardens to front and rear with parking at the rear for two cars. Mortgage advice is available and viewings can be booked on our website.



Property Description

HALLWAY

The front door opens into the right angled hallway with access to the wc, lounge and stairs to the first floor.

WC

Fitted with a white WC and a white wash hand basin there is a UPVC window to the front.

LOUNGE

14' 9" x 14' 7" (4.5m x 4.46m) A good sized lounge with a UPVC window to the front, a useful under stairs storage cupboard and doors to the hallway and kitchen

KITCHEN/DINER

8' 6" x 14' 7" (2.6m x 4.46m) Fitted with a range of wall and floor mounted units in a cream shaker style with contrasting light oak effect work surfaces. There is a single electric oven, four burner hob and extractor above. The one bowl stainless steel sink and drainer are beneath the UPVC window overlooking the rear garden. There is space for a washing machine and then there are double UPVC doors which open out on to the patio area. This end of the room has space for a table and chairs.

LANDING

Providing access to all three bedrooms and the bathroom as well as the access to the loft.

BEDROOM 1

12' 3" x 8' 6" (3.75m x 2.61m) Located at the front of the house with a UPVC window.

BEDROOM 2

10' 11" x 8' 6" (3.35m x 2.61m) A good sized double bedroom at the rear of the house





BEDROOM 3

7' 1" x 5' 8" (2.18m x 1.75m) This room has been used as a study and a nursery by past occupiers.

BATHROOM

Tiled to the splash back and around the bath area in a beige tile with a border tile, there is a white bath with electric shower over, white wash hand basin on pedestal and a white WC. The UPVC window to the rear has frosted glazing.

EXTERNAL

There is a walled garden to the front with a gate, then a shared driveway leads to large gates beyond which the drive continues to the parking area where this property has two allocated spaces. The rear garden is fenced and mainly consists of lawn and the patio seating area.

MORTGAGES

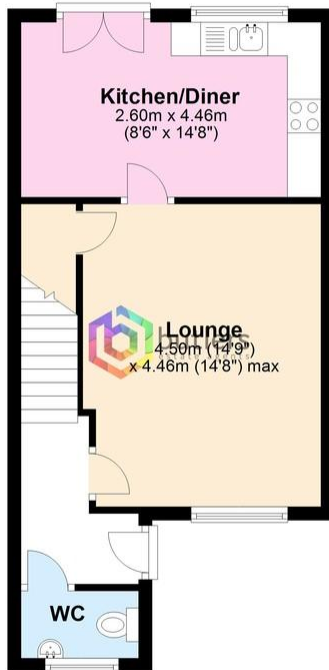
Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.

VIEWINGS

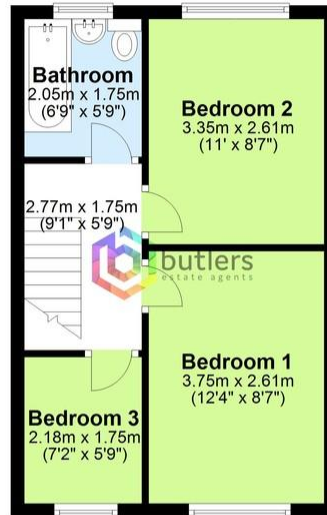
Viewings can be booked via our website at butlers.co.uk



Ground Floor



First Floor



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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