



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Warner Road, Barnsley, S75 2HQ

Offers Over £280,000

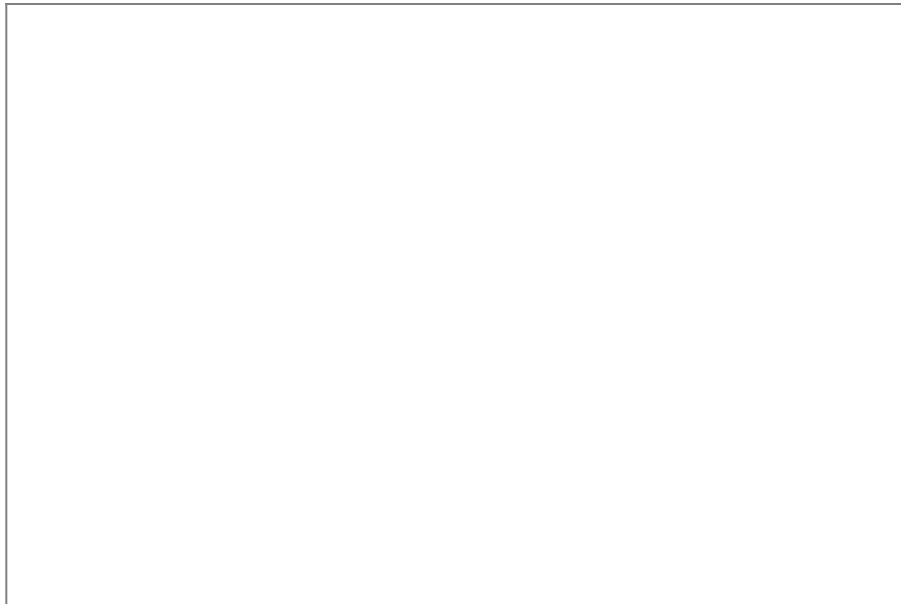
🛏️ 4 🚗 2 🛋️ 2



- FOUR BEDROOMS
- TWO STOREY EXTENSION
- SET WITHIN A LARGE CORNER PLOT
- INTEGRAL OVERSIZED GARAGE AND OFF STREET PARKING
- CAR PORT STORAGE AREA
- TWO RECEPTION ROOMS
- TWO HOUSE BATHROOMS
- IDEAL FAMILY HOME
- EASY ACCESS TO M1 MOTORWAY
- WALKING DISTANCE OF BARNSELY TOWN CENTRE



SET IN THE HIGHLY REGARDED LOCATION OF POGMOOR WITHIN WALKING DISTANCE OF BARNSELY TOWN CENTRE IS THIS SYMPATHETICALLY EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME HAVING AN INTEGRAL GARAGE AS WELL AS A CAR PORT. IT OFFERS A WEALTH OF DEVELOPMENT POTENTIAL AND FEATURES TWO HOUSE BATHROOMS BEING OF PARTICULAR INTEREST TO THE FAMILY PURCHASER.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT