



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Greenside, Staincross, Barnsley, S75 6GU

£250,000

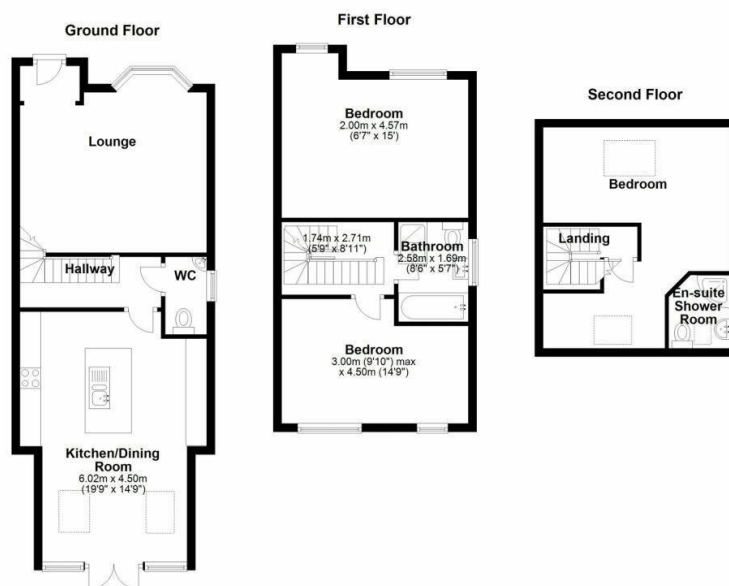
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- 3 STOREY SEMI DETACHED
- BEAUTIFULLY PRESENTED
- 3 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ DINING ROOM
- MODERN CONTEMPORARY FIXTURES & FITTINGS THROUGHOUT
- BATHROOM, EN SUITE & DOWNSTAIRS W.C.
- GARDEN TO REAR
- DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- IDEAL HOME FOR FIRST TIME BUYER OR FAMILY PURCHASER



WOW, WOW, WOW ... LOCATED WITHIN THE HIGHLY SOUGHT AFTER AREA OF STAINCROSS IS THIS BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOM, THREE STOREY SEMI DETACHED PROPERTY FEATURING A STUNNING OPEN PLAN KITCHEN/DINING ROOM, MODERN, CONTEMPORARY BATHROOMS, OFF STREET PARKING FOR SEVERAL VEHICLES AND A LOVELY REAR GARDEN. IDEALLY SUITED TO THE FIRST TIME BUYER OR FAMILY PURCHASER WITH CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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