



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Eyam Close, Dodworth, Barnsley, S75 3SQ

Offers Over £450,000

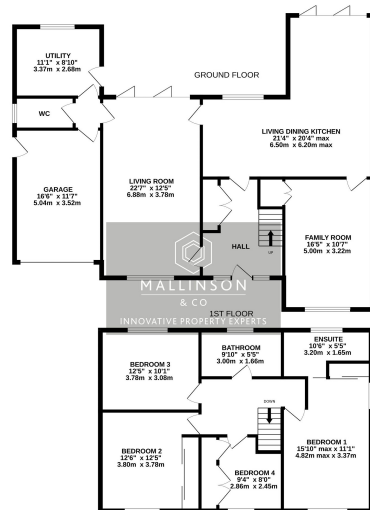
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- DETACHED
- SPACIOUS, SYMPATHETICALLY EXTENDED
- HIGH QUALITY FINISH
- OPEN PLAN KITCHEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & M1 MOTORWAY NETWORK
- 4 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- GARAGE & DRIVEWAY
- AN IDEAL FAMILY HOME



SIMPLY OUTSTANDING ... SET IN A CORNER PLOT POSITION IS THIS SUBSTANTIALLY EXTENDED, FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME, OFFERING A WEALTH OF ACCOMMODATION INCLUDING AN OPEN PLAN KITCHEN, TWO RECEPTION ROOMS AND AN INTEGRAL GARAGE. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO THE M1 MOTORWAY NETWORK, DODWORTH CENTRE AMENITIES AND SCHOOLING.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other areas are approximate and the responsibility is taken by any tenant, contractor or purchaser. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the information provided and should not rely on it for any purpose other than to provide a general impression of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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