



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Dearne Hall Lane, Lower Barugh, Barnsley, S75 1FX

Offers Over £325,000

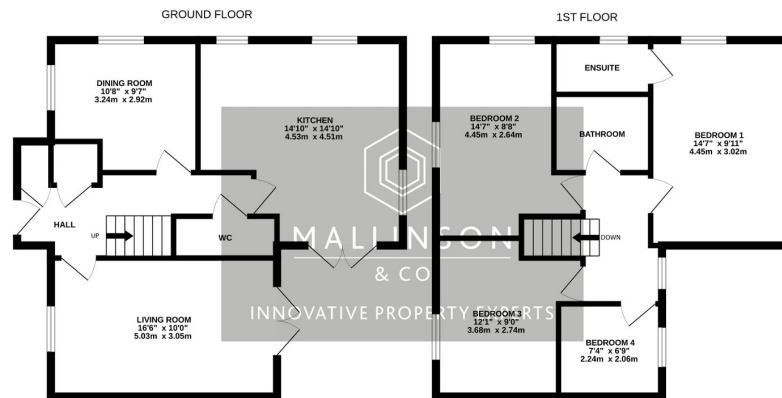
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- DETACHED
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN SUITE TO BEDROOM 1
- WESTERLY FACING LANDSCAPED GARDEN
- DETACHED GARAGE & OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- AN IDEAL FAMILY HOME



SIMPLY STUNNING ... THIS FOUR BEDROOM MODERN DETACHED FAMILY HOME LOCATED ON THE LOCK KEEPERS GATE DEVELOPMENT IN LOWER BARUGH, FEATURES TWO RECEPTION ROOMS, A FANTASTIC OPEN PLAN KITCHEN, LANDSCAPED WESTERLY FACING REAR GARDEN, A DETACHED GARAGE AND OVERSIZED DRIVEWAY. CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS. THE PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(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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