



**MALLINSON**  
& CO

INNOVATIVE PROPERTY EXPERTS

# Wentworth Street, Birdwell, Barnsley, S70 5UN

Offers Over £144,995

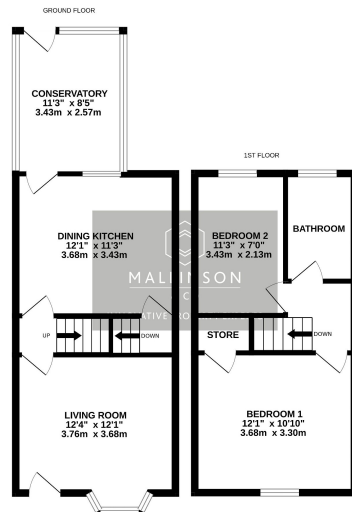
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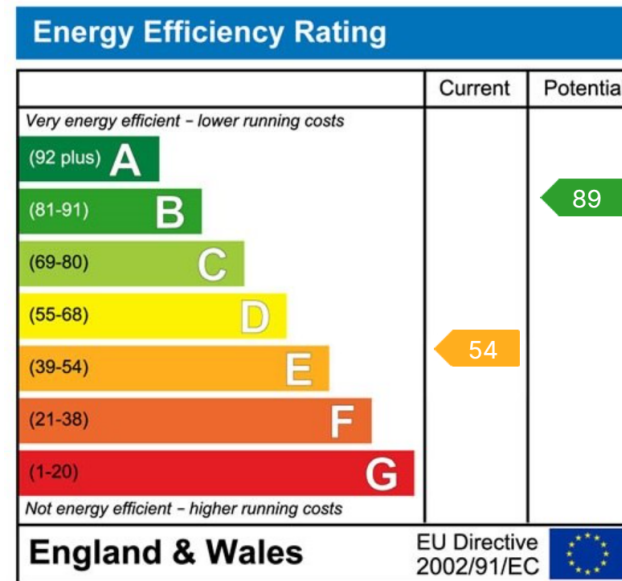
- NEW ROOF
- DINING KITCHEN
- MODERN CONTEMPORARY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS VIA JUNCTION 36 OF M1 MOTORWAY NETWORK
- 2 DOUBLE BEDROOMS
- CONSERVATORY TO REAR
- GOOD SIZED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLING
- IDEAL FOR FIRST TIME BUYERS



TAKE A LOOK AT THIS ... A BEAUTIFULLY PRESENTED, GENEROUSLY PROPORTIONED, TWO BEDROOM MID TERRACE PROPERTY, LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF BIRDWELL, GIVING EASY ACCESS TO JUNCTION 36 OF THE M1 MOTORWAY NETWORK, BEING WITHIN COMMUTING DISTANCE OF BARNSELY, DONCASTER AND SHEFFIELD. THE PROPERTY IS IDEALLY SUITED TO THE FIRST TIME BUYER AND FEATURES A MODERN CONTEMPORARY KITCHEN AND BATHROOM AND A CONSERVATORY TO THE REAR.



Whilst every effort has been made to ensure the accuracy of the floor plan, the dimensions shown are for information only and should be used as a guide only. The actual dimensions of the property may vary slightly from those shown on the floor plan. The floor plan is not to be used as a basis for any legal proceedings. The floor plan is not to be used as a basis for any legal proceedings. The floor plan is not to be used as a basis for any legal proceedings. The floor plan is not to be used as a basis for any legal proceedings.



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