



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Wentworth Road, Blacker Hill, Barnsley, S74 0RU

Offers Over £225,000

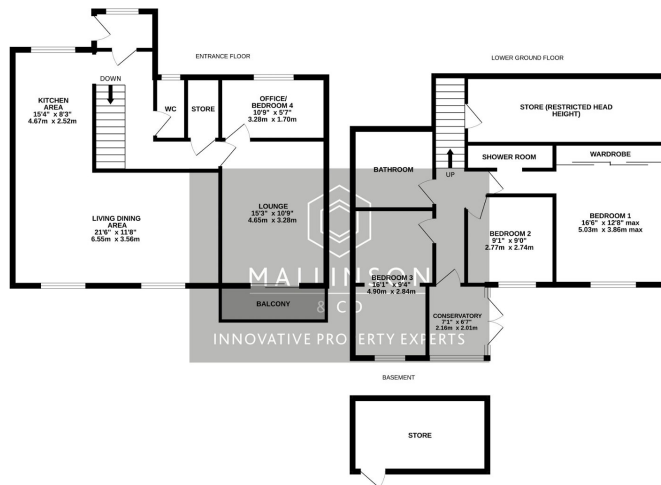
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- SEMI DETACHED
- 3 / 4 BEDROOMS
- OPEN PLAN LIVING KITCHEN
- EN SUITE TO BEDROOM 1
- LANDSCAPED REAR GARDEN
- FANTASTIC PANORAMIC VIEWS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- MODERN CONTEMPORARY DECOR
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS VIA M1 MOTORWAY NETWORK



SIMPLY OUTSTANDING WHAT AN OPPROTUNITY TO PURCHASE THIS TRULY MARVELLOUS, SYMPATHTICALLY EXTENDED, THREE/FOUR BEDROOM SEMI DETACHED PROPERTY, OFFERING VERSATILE ACCOMMODATION, LANDSCAPED GARDENS AND PANORAMIC VIEWS TO THE REAR ELEVATION. THE PROPERTY FEATURES A LARGE OPEN PLAN LIVING KITCHEN, EN SUITE TO BEDROOM ONE, OFF STREET PARKING AND IS WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND TRANSPORT LINKS VIA THE M1 MOTORWAY NETWORK.



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		
(81-91) B		86
(69-80) C	73	
(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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