



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Roundacre, Barnsley, S75 1EZ

Offers Over £329,995

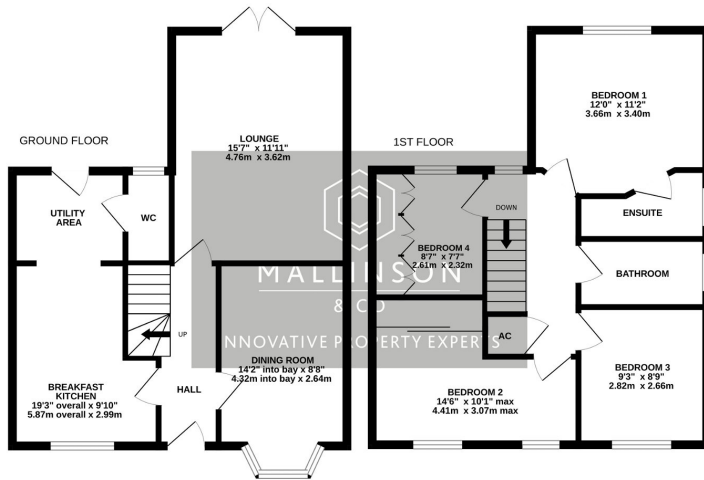
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- LINK DETACHED
- 4 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 RECEPTION ROOMS
- EN SUITE TO BEDROOM 1
- HIGH QUALITY KITCHEN & BATHROOMS
- LANDSCAPED REAR GARDEN • GARAGE & DRIVEWAY
- CLOSE TO TOWN CENTRE, LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- AN IDEAL FAMILY HOME



SIMPLY OUTSTANDING ... SITUATED ON THE HIGHLY REGARDED COLLEGE FIELDS DEVELOPMENT IS THIS IMPECCABLY PRESENTED, FOUR BEDROOM LINK DETACHED FAMILY HOME, SET IN A SECLUDED WESTERLY FACING PLOT WITH LANDSCAPED GARDENS. THE PROPERTY FEATURES TWO RECEPTION ROOMS, EN SUITE TO BEDROOM ONE AND A DETACHED GARAGE AND DRIVEWAY. LOCATED WITHIN CLOSE PROXIMITY TO THE M1 MOTORWAY NETWORK, LOCAL SCHOOLING AND BARNESLEY TOWN CENTRE.



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. Made with Metropix 02/24

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	



**INNOVATIVE
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