



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

The Balk, Staincross, Barnsley, S75 6JG

Offers Over £550,000

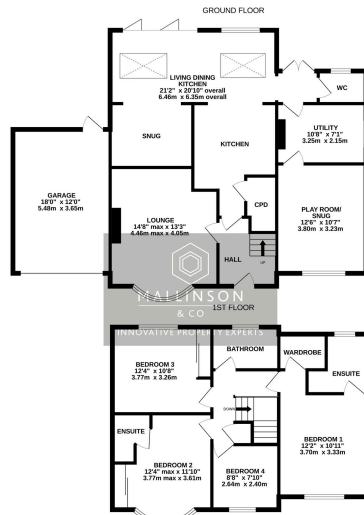
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- EXTENDED DETACHED
- HIGH QUALITY FIXTURE & FINISH THROUGHOUT
- 3 RECEPTION ROOMS
- STUNNING LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- 4 DOUBLE BEDROOMS
- LARGE CONTEMPORARY OPEN PLAN LIVING KITCHEN
- 2 EN SUITE BATHROOMS
- GARAGE & AMPLE OFF STREET PARKING
- AN IDEAL FAMILY HOME



SIMPLY OUTSTANDING ... SITUATED ON THE HIGHLY ACCLAIMED THE BALK IN STAINCROSS IS THIS SYMPATHETICALLY EXTENDED AND LOVINGLY REFURBISHED, FOUR BEDROOM DETACHED HOME, SET WITHIN A STUNNING PLOT WITH A SUPERB OUTDOOR ENTERTAINMENT SPACE. THE PROPERTY BOASTS A HIGH QUALITY FIXTURE AND FINISH THROUGHOUT AND FEATURES AN OPEN PLAN LIVING KITCHEN, TWO EN SUITE FACILITIES, AND AMPLE OFF STREET PARKING. IDEALLY SUITED TO THE FAMILY PURCHASER WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLING, THE M1 MOTORWAY NETWORK AND NEIGHBOURING TOWNS.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are given as an approximate guide only and should not be relied upon for any legal or financial purposes. The floorplan is for information purposes only and should not be used as a basis for any professional judgement. The floorplan is not a contract and does not constitute an offer. It is the responsibility of the purchaser to verify the accuracy of the floorplan and to ensure that it meets their requirements. Measurements are given in feet and inches and may vary slightly from actual measurements. The floorplan is not a contract and does not constitute an offer. It is the responsibility of the purchaser to verify the accuracy of the floorplan and to ensure that it meets their requirements. Measurements are given in feet and inches and may vary slightly from actual measurements. The floorplan is not a contract and does not constitute an offer. It is the responsibility of the purchaser to verify the accuracy of the floorplan and to ensure that it meets their requirements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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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