



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

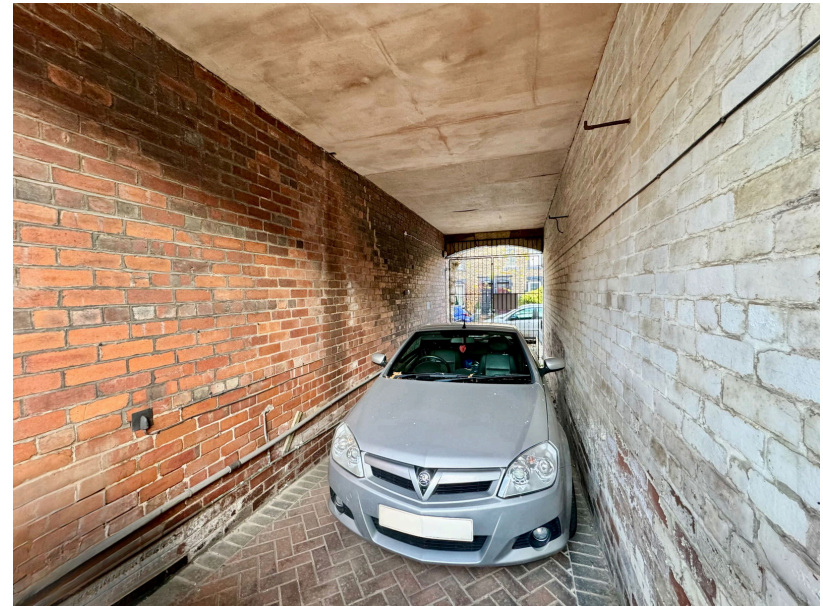
## Park Grove, Barnsley, S70 1QA

Offers Over £200,000

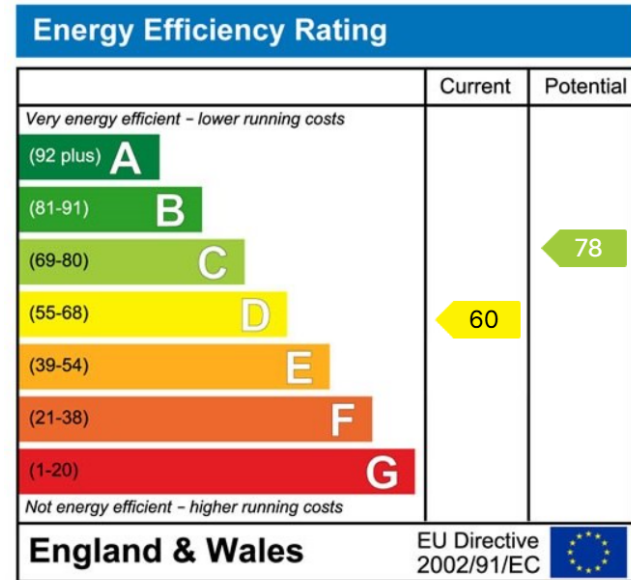
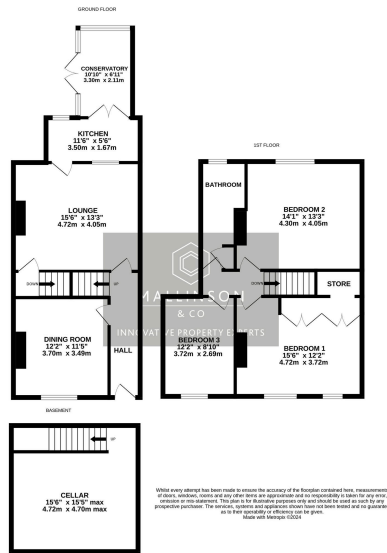
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- 3 BEDROOM CHARACTER VICTORIAN VILLA
- THREE SPACIOUS RECEPTION ROOMS
- PRIVATE, ENCLOSED REAR GARDEN
- THREE DOUBLE BEDROOMS
- SYMPATHETICALLY EXTENDED
- IDEALLY SITUATED IN CLOSE PROXIMITY TO BARNSELY TOWN CENTRE
- OFF ROAD PARKING FOR TWO VEHICLES
- CONTEMPORARY SHOWER ROOM
- EXCELLENT TRANSPORT LINKS & CLOSE TO LOCAL SCHOOLS
- IDEAL FOR A COUPLE, FIRST TIME BUYER OR FAMILY



NOT TO BE MISSED ... IDEALLY SITUATED JUST A STONES THROW AWAY FROM THE AMENITIES OF BARNSELY TOWN CENTRE, IS THIS DECEPTIVELY SPACIOUS VICTORIAN VILLA STYLE PROPERTY, FEATURING THREE SPACIOUS RECEPTION ROOMS, THREE DOUBLE BEDROOMS, CONTEMPORARY HOUSE SHOWER ROOM, OFF ROAD PARKING FOR TWO VEHICLES AND A SOUTH FACING PRIVATE REAR GARDEN. THE PROPERTY HAS BEEN SYMPATHETICALLY EXTENDED TO THE REAR AND IS IDEALLY SUITED TO BOTH FIRST TIME BUYERS AND YOUNG FAMILIES, GIVEN IT'S EASY ACCESS TO THE M1 MOTORWAY NETWORK AND LOCAL SCHOOLS. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE FINISH AND SIZE OF ACCOMMODATION ON OFFER.



**INNOVATIVE  
PROPERTY  
EXPERTS**

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