



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Melvinia Crescent, Barnsley, S75 1DZ

Offers Over £400,000

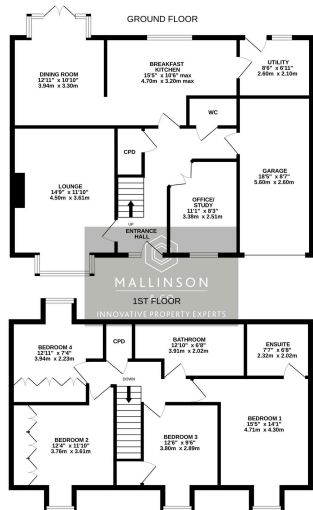
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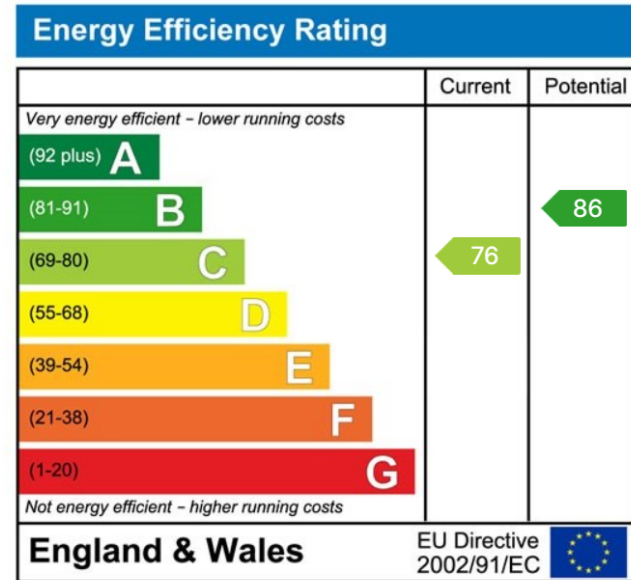
- DETACHED
- HIGH QUALITY FIXTURE & FINISH THROUGHOUT
- SUPERB OPEN PLAN KITCHEN DINER & UTILITY
- INTEGRAL GARAGE & LARGE DRIVEWAY
- SPACIOUS CORNER PLOT
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- EN SUITE TO BEDROOM 1
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER AREA CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



SIMPLY STUNNING ... THIS FOUR BEDROOM MODERN DETACHED FAMILY HOME IS SITUATED ON AN IMPRESSIVE CORNER PLOT IN THIS QUIET STREET IN BARNSELY OLD TOWN. THE PROPERTY FEATURES FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS, A FANTASTIC OPEN PLAN KITCHEN DINER WITH SEPARATE UTILITY ROOM, LANDSCAPED SOUTHEAST FACING REAR GARDEN, INTEGRATED GARAGE AND OVERSIZED DRIVEWAY. CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS. THE PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE SPACIOUS ACCOMMODATION AND HIGH-QUALITY FINISHES THROUGHOUT.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken to the best of our ability and are not guaranteed. We do not accept any liability for any errors or omissions. The floorplan is for information only and should not be used as a basis for any decision. The floorplan is not a contract and should not be used as a basis for any decision. The floorplan is not a contract and should not be used as a basis for any decision. The floorplan is not a contract and should not be used as a basis for any decision.



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