



22 Lynham Avenue

Birdwell, Barnsley, S70 5SY

£325,000



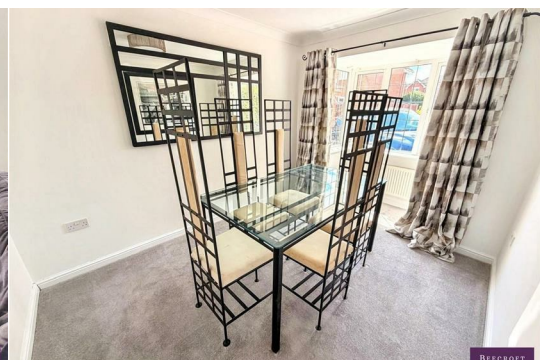
22, Lynham Avenue Birdwell, Barnsley, S70 5SY

We are acting in the sale of the above property and have received an offer of £ 325,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This spacious four-bedroom detached family home is situated in the highly sought-after area of Birdwell, Barnsley, occupying a generous plot and offering excellent potential for the purchaser to add their own stamp.

The property boasts well-proportioned accommodation throughout, including two reception rooms, a spacious lounge, dining room, conservatory extension, utility room and convenient downstairs WC. To the first floor are four good-sized bedrooms, with the master bedroom benefiting from an en-suite, along with a four-piece family bathroom.

Externally, the property offers ample parking via the driveway, leading to a garage, together with a good-sized garden providing a fantastic outdoor space.



GROUND FLOOR

ENTRANCE HALL

A good-sized entrance hall with stairs rising to the first-floor landing.

LOUNGE

A spacious lounge featuring French-style doors leading to the conservatory, TV aerial point and feature fireplace, creating a comfortable and inviting living space.

DINING ROOM

A well-proportioned reception room benefiting from a front-facing bay-style double glazed window and ample space for a dining table, making it ideal for family meals and entertaining.

CONSERVATORY

A well-proportioned reception room benefiting from a front-facing bay-style double glazed window and ample space for a dining table, making it ideal for family meals and entertaining.

KITCHEN

Comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is space for appliances and a dining table, making it an ideal family kitchen. The room also benefits from a rear-facing double glazed window and a door leading to the utility room.

UTILITY

Plumbing facilities and side door.

INTEGRAL GARAGE

FIRST FLOOR

MASTER BEDROOM

A spacious master bedroom benefiting from a front-facing double glazed window and fitted wardrobes, providing ample storage space.

EN-SUITE

A three-piece suite comprising shower cubicle, low flush WC and wash hand basin.

BEDROOM TWO

A double bedroom benefiting from a double glazed window and fitted wardrobes, providing useful storage space.

BEDROOM THREE

A good-sized third bedroom benefiting from a double glazed window.

BEDROOM FOUR

Again, a good-sized fourth bedroom benefiting from a double glazed window.

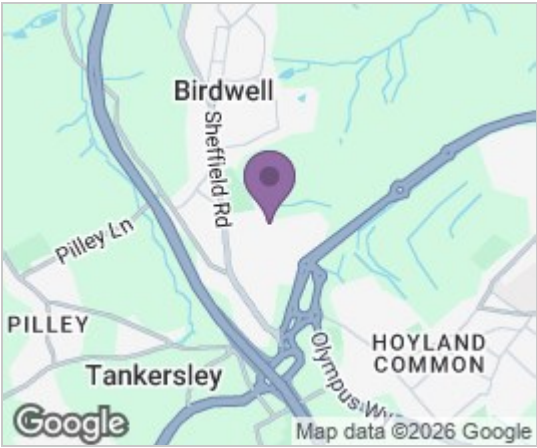
HOUSE BATHROOM

A four-piece suite comprising a bath, separate shower cubicle, low flush WC and wash hand basin. The room also benefits from a double glazed window with obscure glazing.

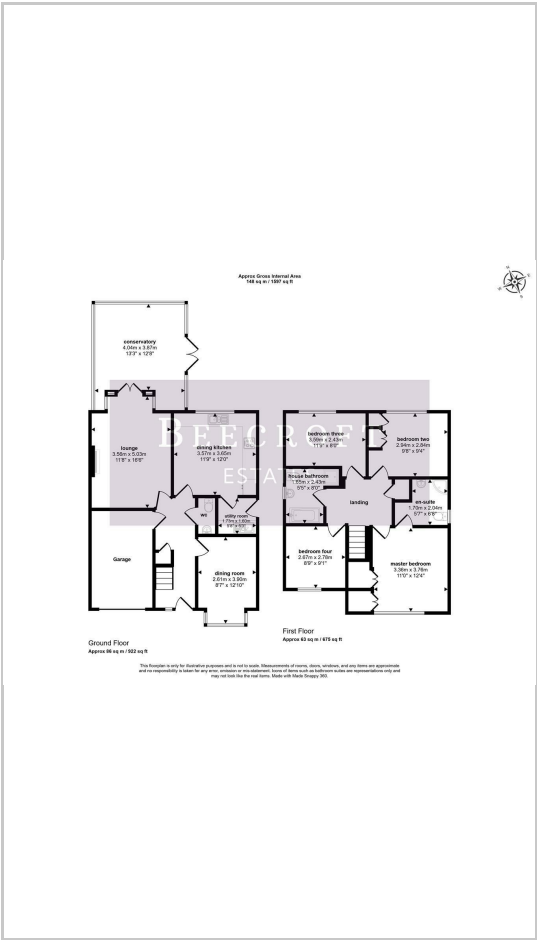
OUTSIDE

To the outside, there is a good-sized driveway providing ample off-road parking which in turn leads to the garage. To the rear is a good-sized garden, mainly laid to lawn and enjoying pleasant views.

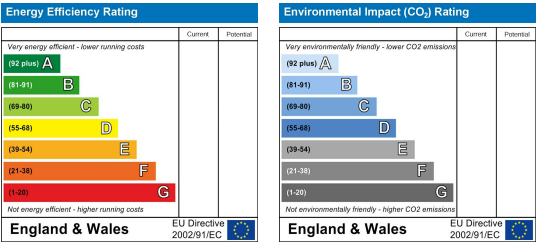
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.