

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Kestrel Road, Barnsley, S75 1AR

Guide Price £340,000

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- SPACIOUS DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- CONTEMPORARY BATHRROM & DOWNSTAIRS W.C.
- REAR LAWNED GARDEN WITH PATIO SEATING AREA
- DRIVEWAY & INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS & M1 MOTORWAY NETWORK



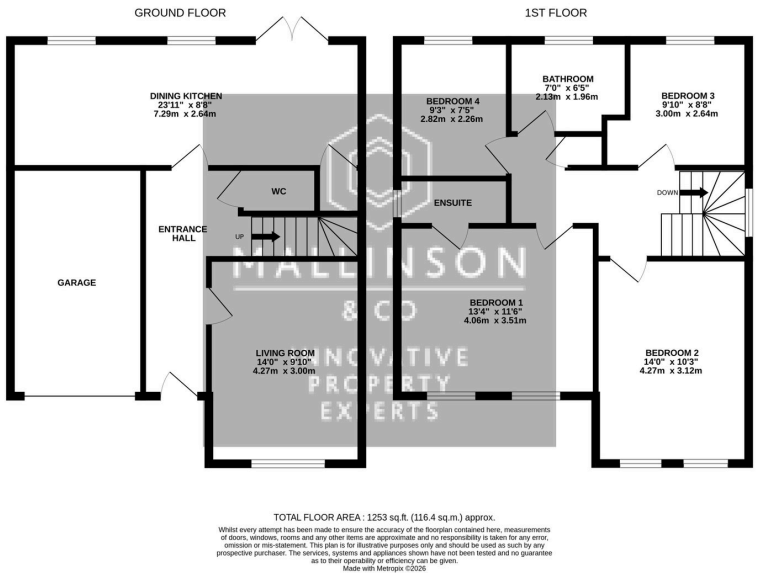






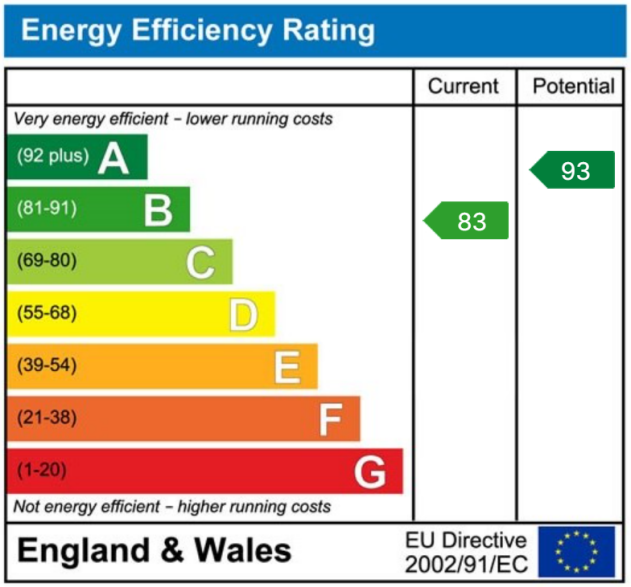
A STUNNING FAMILY HOME! … GUIDE PRICE £340,000 - £350,000, OFFERING WELL-PLANNED ACCOMMODATION ACROSS TWO FLOORS, THIS ATTRACTIVE FOUR-BEDROOM HOME IS IDEALLY SUITED TO GROWING FAMILIES, COUPLES AND BUYERS SEEKING ADDITIONAL SPACE. THE GROUND FLOOR FEATURES A LIGHT AND NEUTRALLY DECORATED LOUNGE ALONGSIDE A SPACIOUS DINING KITCHEN, PROVIDING A SOCIABLE SETTING FOR EVERYDAY LIVING AND ENTERTAINING. UPSTAIRS, FOUR BEDROOMS INCLUDE A PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM, COMPLEMENTED BY A SEPARATE FAMILY BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES, A GARAGE AND LAWNED GARDENS TO THE FRONT AND REAR. THIS HOME COMBINES EVERYDAY PRACTICALITY WITH COMFORTABLE FAMILY LIVING. LOCATED JUST ON THE F
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TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

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.
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