



20 Underhill,, Worsbrough,, Barnsley, S70 5DR

**Offers In The Region Of £140,000**

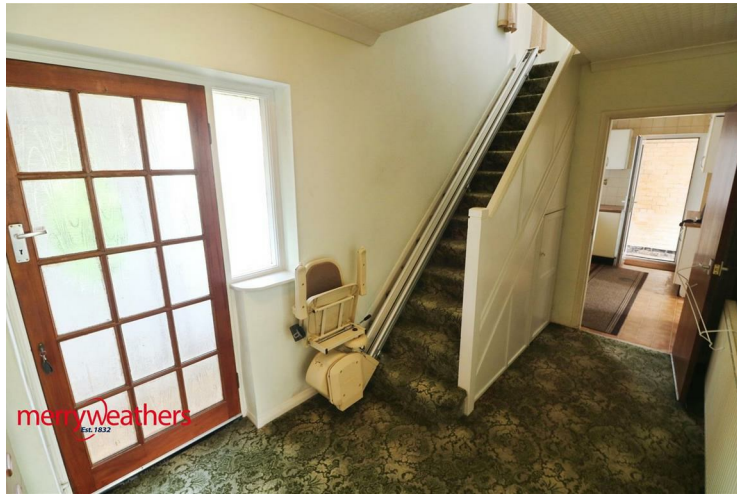
Offered to the market with NO VENDOR CHAIN is this THREE BEDROOM semi detached property situated in the popular area of Worsbrough, Barnsley.

The Property briefly comprises of a lounge, separate dining room, Kitchen, three bedrooms and family bathroom with gardens to the front and rear. The property does require some modernising making it ideal for first time buyers and families who want a property to put their own stamp on it.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850



## Entrance Hall



With a front facing entrance door, central heating radiator and stairs raising to the first floor accommodation with built in storage beneath.

## Lounge 10'9" x 14'2" (3.29 x 4.33)



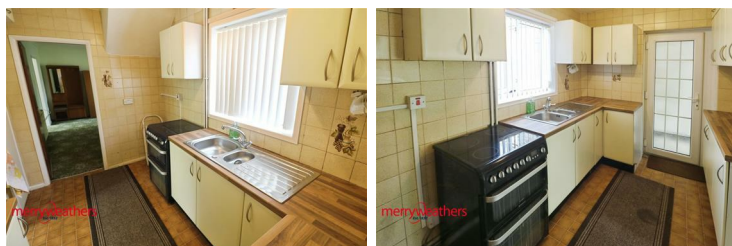
With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

## Dining Room 10'10" x 8'10" (3.31 x 2.71)



With a rear facing UPVC window and central heating radiator. The room also benefits from a built in storage cupboard.

## Kitchen 7'0" x 10'5" (2.15 x 3.20)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall and base units.

## Landing



With a front facing UPVC window.

## Bedroom One 10'9" x 14'1" (3.28 x 4.31)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is of double size featuring two built in storage cupboards.

## Bedroom Two 8'11" x 9'1" (2.72 x 2.77)



With a rear facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is of double size with carpet to the flooring.



### Bedroom Three 7'1" x 10'6" (2.18 x 3.22)



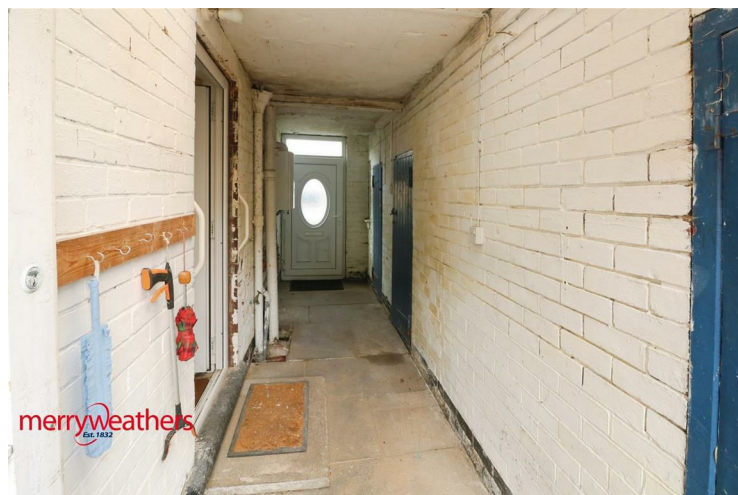
With a front facing UPVC window, central heating radiator and decorative coving to the ceiling. The room is of single size featuring a built in storage cupboard.

### Bathroom



With a four piece suite comprising of a bath with shower above, bidet, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Outbuilding



Featuring three separate rooms one having plumbing for an automatic washing machine and the others ideal for storage.

### Front Elevation



The the front of the property is a garden with well established plants and shrubs.

### Rear Elevation



To the rear of the property is a family sized laid to lawn garden with patio area and established trees.

### Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi detached house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: On street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

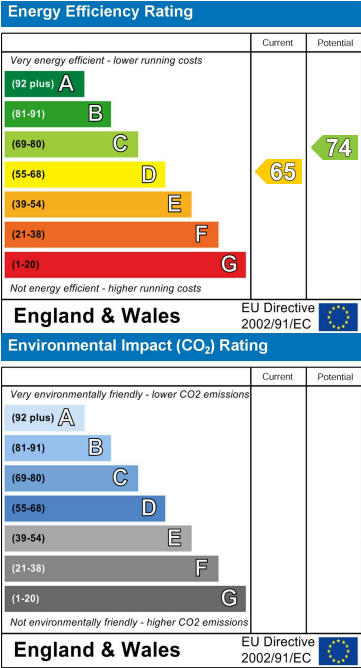


First Floor

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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