



21 Stanbury Close, Barnsley, S75 2QX

Asking Price £250,000

This neutrally decorated two-bedroom detached bungalow is for sale in Barnsley, offering single-storey living with one reception room, a kitchen and a bathroom. The layout is practical and straightforward, suitable for buyers seeking manageable accommodation on one level. Barnsley town centre provides a range of shops, supermarkets, cafés and everyday amenities, including the Glass Works shopping and leisure development and a regular market. There are several parks and green spaces in the wider area, offering opportunities for walking and recreation.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

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 - Driveway

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.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Entrance Hallway

With a side facing upvc entrance door, central heating radiator and access to the accommodation

Dining Kitchen 8'7" x 16'8" (2.63 x 5.09m)



The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a halogen hob with separate electric oven, stainless and extractor hood above. With space and plumbing for an automatic washing machine, With side and front facing upvc window, central heating radiator and access to the lounge area.

Lounge 14'2" x 11'3" (4.33 x 3.44m)



With a front facing upvc bow window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Bedroom One 11'2" x 10'11" (3.41 x 3.35m)



With access to the conservatory and central heating radiator.

Bedroom Two 10'11" x 6'11" (3.33 x 2.12m)



With a comprehensive range of fitted furniture, rear facing upvc window, central heating radiator and hosting the gas central heating boiler.

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Conservatory 9'5" x 8'7" (2.89 x 2.63m)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden.

Garage

Single garage secured by an up and over garage door, with power and lighting.

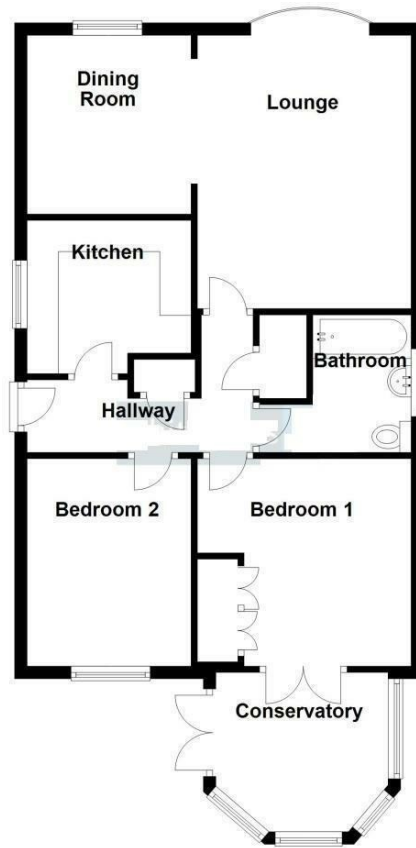
External



To the front is a well manicured laid to lawn garden, whilst to the rear is gated access to the attractive gardens. With open aspect beyond there is a laid to lawn garden with well stocked borders.

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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