









### welcome to

# **Tuxford Crescent, BARNSLEY**

SPACIOUS, MODERN FAMILY HOME! Situated in a popular residential area, close to a range of amenities and schools, the area is also well served by public transport. Call us now to arrange a viewing!

#### **Entrance Hall**

Front facing double glazed entrance door and a staircase rising to the first floor landing.

#### Lounge

14' 11"  $\times$  12' 2" max (  $4.55m \times 3.71m \text{ max}$  ) Front facing double glazed bay window and a radiator.

#### Kitchen

12' 8" x 8' 10" ( 3.86m x 2.69m )

With a range of fitted wall and base units, worksurfaces, tiled splash backs, sink and drainer, electric oven, gas hob, extractor hood, plumbing for a washing machine, breakfast bar, plumbing for a dishwasher, rear facing double glazed window, an understairs storage cupboard and a side facing double glazed entrance door.

### Conservatory

Double glazed windows to all sides, two radiators and rear facing double glazed French style doors to the garden.

#### **Downstairs Bathroom**

Comprising of a low flush WC, wash basin, panelled bath with shower set over, tiled splash backs, a radiator and a side facing double glazed window.

### **First Floor Landing**

Side facing double glazed window.

### **Bedroom One**

16' 3" x 8' 10" ( 4.95m x 2.69m )

There is a front facing double glazed window, a radiator and access to an en suite shower room.

### **En Suite Shower Room**

Comprising of low flush WC, wash basin, shower,

tiling to the walls and floor, a radiator and a front facing double glazed window.

#### **Bedroom Two**

12' 5" x 9' 11" ( 3.78m x 3.02m )
There is a rear facing double glazed window, radiator and a built in storage cupboard.

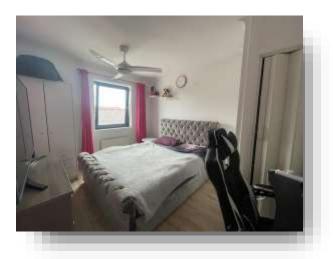
#### **Bedroom Three**

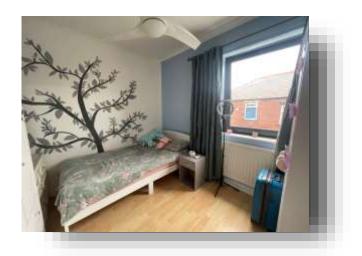
9' 3" x 8' 11" ( 2.82m x 2.72m ) Having a rear facing double glazed window and a radiator.

#### Outside

To the front of the property is a block paved drive and to the rear is an enclosed, patio garden.













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# **Tuxford Crescent, BARNSLEY**

- 3 bedrooms
- Modern and spacious semi detached
- Off street parking
- Conservatory
- Great location

Tenure: Freehold EPC Rating: C

guide price

£135,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## view this property online williamhbrown.co.uk/Property/BSL118892



Property Ref: BSL118892 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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