



HOUSE STYLE

Semi-
Detached
House

RECEPTION ROOMS

2

BEDROOMS

3

EPC RATING

D

POTENTIAL
TO BUILD AT
REAR OF
PROPERTY

BAY WINDOWED SEMI DETACHED PROPERTY IN EXTREMELY GENEROUS CORNER PLOT - POTENTIAL FOR BUILDING PLOT TO REAR OF SITE - TOTAL PLOT SIZE 0.13 OF AN ACRE APPROX. (540 m2) - LIKELY TO SUIT FIRST TIME SELF BUILDER/SPECTULATIVE DEVELOPER - MAY ALSO SUIT TRADITIONAL FAMILY PURCHASER WISHING TO EXTEND AND DEVELOP THE EXISTING HOUSE - CLOSE TO LOCAL SCHOOLS, RETAIL FACILITIES ETC. – WELL-PLACED FOR DAILY COMMUTING

DESCRIPTION - This characterful bay windowed semi-detached family home has been extended from its original design and provides well planned and generously proportioned accommodation. Set into an extremely generous plot at the bottom of Tempest Avenue, with the junction of Edderthorpe Lane, the extent of the site certainly provides potential for a further dwelling, subject of course to any necessary planning consents. We feel this interesting and rarely seen opportunity will suit a variety of purchasers. With gas heating and uPVC double glazing the accommodation provided extends to: entrance hall, bay windowed lounge, extended dining/sitting room, breakfast

OIEO £260,000



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Property Details



kitchen, rear porch, cloakroom/WC, three first floor bedrooms, bathroom, extensive principally lawned gardens to three sides, driveway leading to generous parking area and substantial detached double garage. TOTAL SITE AREA EXTENDS TO 0.13 ACRES / 540m². ALL ENQUIRIES AND VIEWING ARRANGEMENTS VIA BUTCHER RESIDENTIAL.

GROUND FLOOR



ENTRANCE HALLWAY Displaying original Lincrusta panelling to the walls, set beneath a Delf rack, the hall is heated by a single panel radiator and in turn gives access to the following.



LOUNGE 13' 2" x 10' 0" (4.01m x 3.05m) This front-facing, bay windowed reception room displays as a focal point, an original tiled fireplace with electric fire. There is coving to the ceiling, a picture rail and two radiators.



DINING/SITTING ROOM 11' 10" x 20' 6" (3.61m x 6.25m) This very well proportioned second reception room has double glazed patio doors to the rear elevation. There is coving to part of the room, four wall light points and two radiators.



BREAKFAST KITCHEN 13' 10" x 8' 8" (4.22m x 2.64m) Providing a range of oak effect fronted units comprising of an inset stainless steel sink unit with cupboards beneath. There are further base and wall mounted units, an expanse of worktop surface having tiling to the surrounds, a point for a free-standing electric cooker and plumbing facilities for an automatic washing machine. The room is heated by a single panel radiator and also gives access to a useful under stairs store.

SIDE ENTRANCE PORCH 10' 11" x 6' 6" (3.33m x 1.98m) This versatile space proves ideal for the storage of outdoor clothing and footwear.

CLOAKROOM/WC 6' 6" x 2' 8" (1.98m x 0.81m) Having half-height tiling to the walls and providing a two piece suite in white comprising of a pedestal wash hand basin and low flush WC.



FIRST FLOOR

BEDROOM ONE 12' 0" x 12' 7" (3.66m x 3.84m) A rear-facing Principal Double Bedroom having a double panel radiator and also a picture rail to the walls.



BEDROOM TWO 11' 3" x 11' 11" (3.43m x 3.63m) A front-facing double bedroom overlooking the front garden and further enjoying more distant views, the room being heated by a double panel radiator and again having a picture rail to the walls.



BEDROOM THREE 7' 0" x 6' 11" (2.13m x 2.11m)
Once again having a picture rail to the walls, this front facing single bedroom is heated by a radiator.



BATHROOM 8' 6" x 6' 11" (2.59m x 2.11m) Providing a three piece suite in white comprising of a panelled bath, pedestal wash hand basin and low flush WC. There is part-tiling to the walls and a radiator.



LANDING Having a continuation of the Lincrusta wall panelling from the hallway and also providing access to the loft area.



OUTSIDE The property is set into an extremely generous corner plot and when considering distances to nearby dwellings, carriageway frontage and sight splays, there is no doubt that planning consent should be achievable on the rear part of the garden. Of course, it may be that the purchaser wishes to considerably extend the existing dwelling and utilise the substantial **DETACHED DOUBLE GARAGE** which provides internal measurements of 18'6" x 16'7" and benefits from light and power supplies.

SERVICES All mains are laid to the property.



HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from sealed unit double glazing.

TENURE We are awaiting confirmation of the tenure of the property.

DIRECTIONS Postcode: S73 9BH - for SatNav purposes.



Please kindly note that the property is located on the bottom left-hand corner of the junction with Tempus Avenue and Edderthorpe Lane.

**IB/JL PROPERTY DETAILS PREPARED 10 MARCH
- NOT YET VERIFIED BY VENDOR.**



For further information please contact our office on 01226 288 920, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk

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