

GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



EADON

9, Lesmond Crescent, Barnsley, S72 0EZ

Offers In The Region Of £235,000

9 Lesmond Crescent, Little Houghton,
Barnsley, Yorkshire, S72 0EZ

Description

Enjoying a cul de sac location & with enviable rear views over open countryside, is this well presented 3/4 bedroom extended semi detached house with ground floor bedroom 4 with adjoining ensuite & WC.

The property has a spacious open plan kitchen diner & has solid wood work surfaces inc. a Belfast sink & a Rangemaster cooker. There is a central island & courtesy door to the side porch area. Bedroom 4/study leads off. To the living room is a multi fuel cast iron burner & double glazed door leading to the rear sun room. This room has single glazed sliding doors to 2 elevations creating a gorgeous open space to enjoy the summer evenings! To the 1st floor are 3 further bedrooms, 2 double & a single. One of the doubles has fitted wardrobes & an ensuite shower room. Both of these rear facing bedrooms enjoy balconies overlooking the rear garden & the countryside beyond. A lovely place to sit, relax, unwind & enjoy the views after a stressful day at work! The family bathroom is fitted with a white 3 piece suite inc. a roll edge bath with overhead shower & his & hers vanity basins Fronting the property is a driveway providing off road parking which is initially a shared area which separates to its own private driveway. To the rear is a lovely enclosed lawned garden area with a versatile brick built building with power & light which can be used for a multitude of purposes i.e. home office, gym, kids playroom, 'mancave'. There are also brick built stores a utility room. There is an ornamental pond, patio area & gated access to the rear. The property is close to local amenities highly regarded Schools & great transport links.

All in all a fantastic family home which warrants an early viewing.

- A 3/4 bedroom extended semi detached family home
- En suite bedroom with fitted wardrobes
- Balconies to the rear double bedrooms overlooking fields beyond
- Ground floor shower room inc WC
- Seperate study/bedroom 4 to the ground floor
- Spacious kitchen with Island & integrated appliances
- Rear sunroom
- Brickbuilt summerhouse/office to rear garden
- Front spacious driveway
- Early viewing highly recommended



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