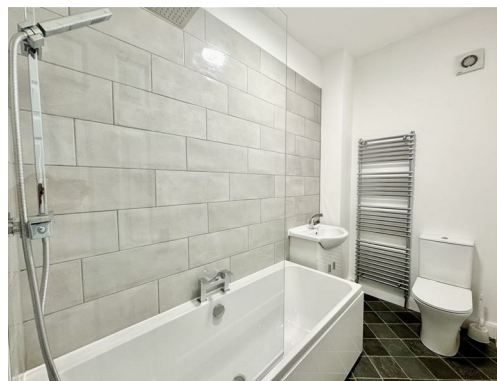


2 Blenheim Avenue,  
Barnsley S70 6AZ

OFFERS AROUND  
£140,000



**\*\*NO ONWARD CHAIN\*\*** THIS TWO DOUBLE BEDROOM MID TERRACE PROPERTY HAS BEEN COMPLETELY RENOVATED AND REFURBISHED, IS READY TO MOVE INTO AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THERE IS A KITCHEN WITH INTEGRAL APPLIANCES, ATTRACTIVE LOUNGE, MODERN BATHROOM AND TWO GOOD SIZE BEDROOMS ON THE FIRST FLOOR. EXTERNALLY THERE IS A LOW MAINTENANCE PATIO GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

### **LOUNGE 12'9" x 9'10" max into recess**

You enter the property through a new composite front door into the generous sized and light living room. There is plenty of natural light coming in via the uPVC double glazed window to the front and there is laminate flooring. The focal point of the room is the contemporary electric fire with remote operation which compliments the heating supplied by the wall mounted double radiator. There is pendant lighting, coving to the ceiling and an internal door leads to the kitchen.



### **KITCHEN 8'9" x 8'9"**

Delightful brand new kitchen consisting of a range of wall and base units with a grey finish, complimentary wood effect worktops and stainless steel sink and mixer tap with low maintenance high level splashbacks. Integral appliances come in the form of an electric oven, ceramic hob and stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is laminate flooring, a wall mounted radiator, space for a breakfast table and pendant lighting. Natural light is brought in via the double glazed window to the rear which overlooks the patio and a uPVC door leads to this same area. Internal doors leads to the cellar head and lounge.



### **CELLAR**

The cellar head has laminate flooring continuing from the kitchen with steps leading down to the cellar, which has many potential uses. This cellar has been sandblasted to take it back to its natural look and looks fantastic.

**LANDING 6'2" x 2'7"**

Stairs ascend from the rear of the kitchen to this newly carpeted first floor landing having loft access and internal doors leading to the bathroom and both bedrooms.

**BEDROOM ONE 12'2" x 6'6", 134'6"**

First double bedroom, situated at the front of the property, having natural light brought in via the uPVC double glazed window. There is newly laid carpet underfoot, plenty of space for free standing bedroom furniture and a wall mounted double radiator. There is pendant lighting and an internal door leads to the landing.

**BEDROOM TWO 8'9" x 8'9"**

Second double bedroom, this time located at the rear with a uPVC double glazed window bringing in natural light and overlooking the patio. There is a useful storage cupboard, newly laid carpet and wall mounted radiator. There is sufficient room for freestanding bedroom furniture and an internal door leads to the landing.

**BATHROOM 8'7" x 4'7"**

Newly fitted three piece suite in white consisting of a panel bath with side mixer tap and thermostatic rain shower over plus separate hose, twin flush low level WC and vanity wash basin with storage under and mixer tap. There is tiling to all splash areas to three quarter height, a chrome ladder towel radiator and vinyl flooring. There is ceiling lighting and an internal door leads to the landing.



**EXTERNALLY**

To the rear there is a remodelled, low maintenance patio garden with access to outside storage.



**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley A

PROPERTY CONSTRUCTION:

Stone and brick

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

Right of access through neighbouring properties

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

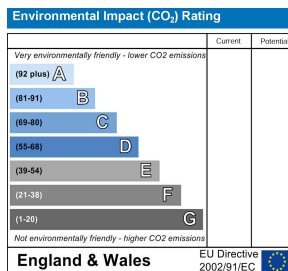
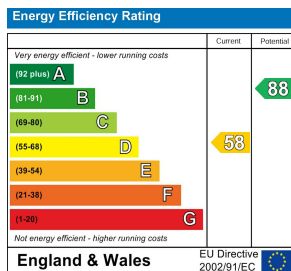
### **~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES