



27 Middlecliffe Drive, Crow Edge, Barnsley, S36 4HB
£180,000

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Situated in the popular area of Crow Edge, this spacious semi-detached property offers an excellent opportunity for first time buyers or growing family. Featuring 3 good sized bedrooms and useful attic room, this property provides flexible living space to suit a variety of needs. Whilst the property would benefit from modernisation, it offers great potential for personalisation. Externally, there is ample off street parking via a driveway and detached garage. Offered with vacant possession and no upper chain, an early internal viewing is highly recommended to appreciate the accommodation available.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there are stairs leading to the first floor landing.

Lounge

15'7" x 12'3" (4.75m x 3.75m)

Fitted with a gas fireplace, a central heating radiator and uPVC double glazed bay window.

Dining Kitchen

15'5" x 7'7" (4.72m x 2.32m)

Comprising a range of wall, drawer and base units with laminate working surfaces, stainless steel sink and drainer unit and tiled splashbacks. There is a breakfast island, a 4 ring gas hob and space and plumbing for a washing machine or dishwasher. There is also a central heating radiator, a useful under stair storage cupboard, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the rear porch.

Rear Porch

With uPVC double glazed windows and a uPVC double glazed door leading out to the rear garden.

FIRST FLOOR:

Landing

There is a uPVC double glazed window to the side elevation, a useful storage cupboard and stairs leading up to the attic room.

Bedroom 1

9'8" x 10'8" (2.96m x 3.27m)

Fitted with useful built-in wardrobes, dressing table, central heating radiator and uPVC double glazed window to the front elevation.



Bedroom 2

9'0" x 10'5" (2.75m x 3.18m)

There is a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 3

5'6" x 8'2" (1.70m x 2.51m)

There is a useful built-in wardrobe, central heating radiator and uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachments. There is a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

SECOND FLOOR:

Attic Room

15'6" x 8'2" (4.72m x 2.49m)

There are 2 Velux windows to the front elevation.

OUTSIDE:

To the front, there is a driveway providing off street parking which leads to the detached garage. There is also a lawned garden with fencing and wall boundaries. To the rear, there is a flagged patio area with shrub borders.

Detached Garage

With an up and over door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any

discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

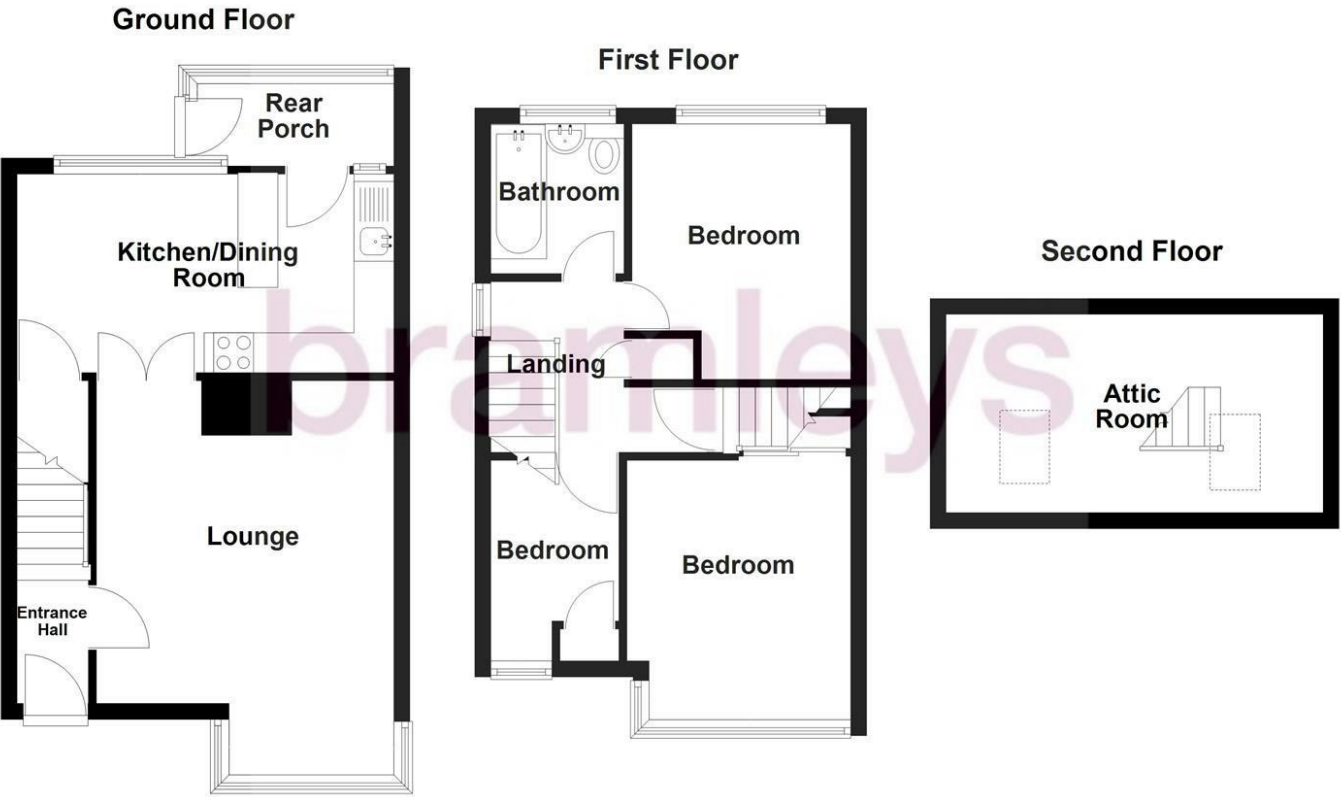
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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