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Magnolia Close

Shafton, Barnsley, S72

3 Bed Semi Detached House

FOR SALE

Offers Around
£119,950



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|  | 3 |
|  | 1 |
|  | REAR GARDEN |
|  | OFF ROAD PARKING |
| EPC | B |



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Offered to the market with **NO ONWARD CHAIN** is this well presented three bedroom family home.

Boasting a modern kitchen, garage, driveway and front and rear gardens. Situated in the popular residential village of Shafton and benefiting from good local amenities and excellent commuter links. We advise an early inspection.

- **No Onward Chain**
- **Modern Kitchen**
- **Close to Local Amenities**
- **Excellent Commuter Links**
- **Large Garage & Driveway**
- **Viewing Advised**

Property Description

Entrance Hallway

Double glazed front entrance door gives access to the entrance hallway with Oak effect door leading into the lounge stairs rising to the first floor landing and a double glazed window.

Lounge 4.55m x 3.44m (14'11" x 11'3")

Front facing lounge with coving to the ceiling, wood flooring and wall lights. The spacious room boasts a double glazed window overlooking the front elevation, two central heating radiators and fireplace with marble effect inset, hearth and modern wooden surround. An archway leads through into the dining area.

Dining Area 2.56m x 2.04m (8'4" x 6'8")

The dining area boasts double glazed sliding patio doors which allow for good levels of natural light and give access to the rear. There is wood flooring, wall lights and a central heating radiator.

Kitchen Area 2.56m x 2.34m (8'4" x 7'8")

Modern kitchen fitted with a matching range of wall, base and display units with an expanse of worktop space over incorporating a stainless steel single drainer sink unit with mixer tap over. Integrated appliances comprise of oven, grill and gas hob with pull out extractor canopy over. The kitchen also boasts a slim line dishwasher and double glazed window overlooking the rear elevation and complimentary splash back tiling to the walls. The room also boasts a useful under stairs storage cupboard.



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Landing

Providing access to all three bedrooms via Oak effect doors, the family bathroom and useful storage cupboard.

Bedroom One 4.55m x 2.53m (14'11" x 8'3")

Fitted with a matching range of wardrobes and drawer units, there is coving to the ceiling, double glazed window overlooking the front and a central heating radiator.

Bedroom Two 2.58m x 2.53m (8'5" x 8'3")

Well-proportioned second bedroom again boasting fitted wardrobes, drawers and coving to the ceiling. The double glazed window overlooks the rear and the room features a central heating radiator.

Bedroom Three 2.75m x 1.89m (9' x 6'2")

Third bedroom featuring a useful store which houses the Worcester combination boiler and a double glazed window overlooking the front.

Family Bathroom

Fitted with a matching three piece suite incorporating a low flush WC, pedestal wash hand basin with storage cupboards beneath and curved shower cubicle with chrome mixer shower. The room boasts cladded ceiling with inset downlighters, chrome towel radiator and full complimentary tiling to the walls and floor. There is also a double glazed window with obscure glass.

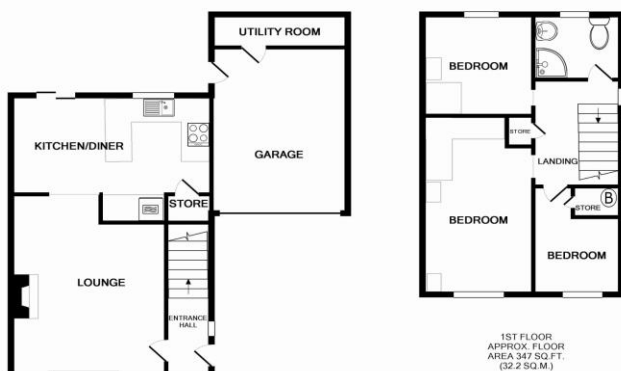
Garage

With up and over door and rear entrance door. The garage has also a utility area to the rear.

Gardens

To the front of the property is an enclosed garden area, mainly laid to lawn with flower and shrub borders and decorative central patio. The concrete printed driveway provides ample off road parking and leads to the garage.

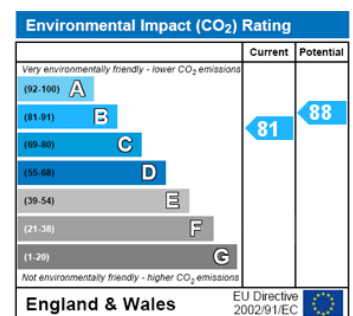
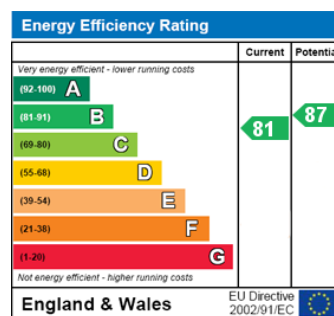
To the rear of the property is a rear garden featuring an array of flowers and shrubs, there is a feature fish pond and pebbled path leading to the greenhouse. There is a patio area which lends itself to outside entertaining.



GROUND FLOOR
APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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