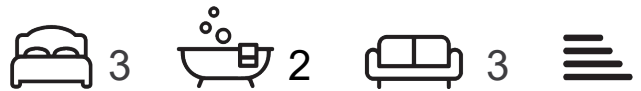




## 8 Chapel Street

Birdwell, Barnsley, S70 5UW

**Guide price £240,000**



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GUIDE PRICE £240,000-£250,000

WOW! This three bedroom detached property is perfect for a family. Including, kitchen, dining room, lounge, garden room, downstairs WC, another potential room for office/play room, three bedrooms, rear garden and family bathroom. The house is a perfect mix of modern and character.

Situated in the popular residential area of Birdwell amenities such as restaurants, pubs, schools, supermarkets and independent stores are all within walking distance. The motorway links are ideal for commuters with the m1 junction being a short drive away.

FREEHOLD



### Office/reception room

External front door leading into the room. Front facing window. Potential to be another sitting room, play room or office.

### Lounge

Two front facing windows. Feature fireplace with open fire.

### Dining Room

Feature brick fireplace with log burner. Space for a dining table and chairs. Entrance into the kitchen and garden room. Door into the WC.

### WC

WC and sink.

### Garden Room

Another space for sitting and enjoying the view of the garden. Door leading to the rear of the property.

### Kitchen

Wall and base units with space for fridge freezer, oven, washing machine, sink and microwave. Kitchen island with storage. Rear facing window and door leading to the rear of the property. Door into the cellar.

### Landing

Doors into the bedrooms and bathroom.

### Bathroom

WC, pedestal sink, walk in shower cubicle and free standing bath. Built in storage cupboards. Rear facing window.

### Bedroom One

Front facing window. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and built in storage cupboards.

### Bedroom Three

Front facing window. Space for a double bed and wardrobe.

### Exterior

To the front of the property there is a walled entrance to the house. To the rear of the property there is a lawn and patio surrounded by shrubbery and flower borders. Space for a shed.



## Road Map



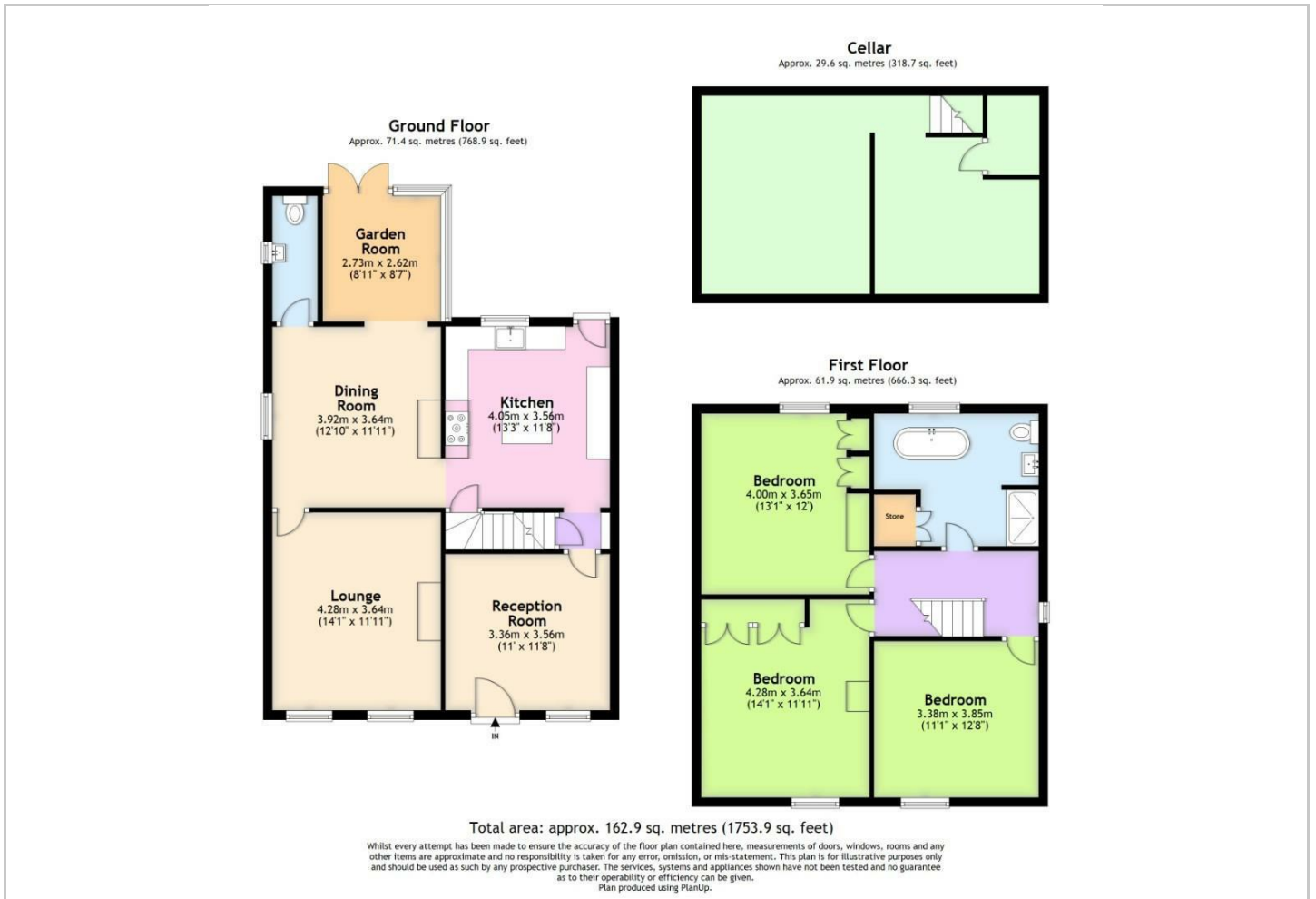
## Hybrid Map



## Terrain Map



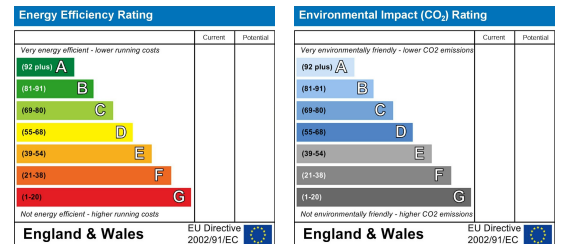
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.