



## 83 The Walk

Birdwell, Barnsley, S70 5UB

**Guide price £390,000**



# 83 The Walk

Birdwell, Barnsley, S70 5UB

**Guide price £390,000**



GUIDE PRICE £390,000-£410,000

Stunning home with fantastic panoramic views across Pilley.

This family home is a show stopper.

Every room has been stunningly upgraded and sympathetically renovated, offering generous proportions throughout.

In addition to the peaceful lounge and magnificent kitchen diner - the property boasts four double bedrooms and two luxurious bathrooms. A separate utility room, garage and cellar provide sufficient storage space.

The photographs speak for themselves, this beautiful home won't be around long.

Situated in Birdwell, it is perfect for commuters using the m1 links to Sheffield, Barnsley and Leeds. There are also local reputable schools a short drive

away alongside shops and amenities including pubs, restaurants and park. Close by there are beautiful walks into the village of Pilley and Birdwell Woods great for all the family.

COUNCIL TAX BAND C

#### Entrance Porch

External door leading into the porch area. Door leading into the entrance hallway. Side facing window with countryside views.

#### Entrance Hallway

Exposed wooden feature staircase leading to the first floor. Doors leading to the lounge, kitchen and cellar.

#### Cellar

Stairs leading down into the cellar where there is room for storage.

#### Lounge

Cosy lounge with front facing windows. Stunning views of the countryside. Multi fuel burner with exposed brick fireplace and sleeper.

#### Kitchen

Modern recently renovated kitchen with curved wall and base units. Integral fridge freezer, wine cooler fridge, microwave, Belfast style sink and dishwasher. The kitchen island is where the oven is and also gas hob with extractor fan. You can also use the island as a breakfast bar with space for stools. Exposed brick chimney breast makes a feature and also storage for the logs. Spot lights to the ceiling through out.

#### Snug Area

Space for a seating area and can be used as a second lounge. Perfect for a family or entertaining. Rear facing window. Door leading to the utility room. Recently fitted feature multi fuel burner.

#### Dining Area

Open plan space leading from the kitchen. Space for a full dining table and chairs. The rear is a full wall of windows along with a sky light window and external door letting in lots of light. The perfect space for entertaining with family.

#### Utility Room

Work top with belfast style sink. Space for washing machine and dryer. Door leading to the garage and external door to the side of the house. Rear facing window.

#### First Floor Landing

Doors leading to the bedrooms and bathroom. Staircase leading to the master bedroom.

#### Bathroom

Recently fitted bathroom to a high standard keeping the traditional feel; including walk in fully tiled double shower cubicle with shower over, high flush traditional WC, pedestal sink, freestanding roll top bath with shower hose, traditional iron radiator, rear and side facing windows. Mosaic style floor tiles.

#### Bedroom Two

Rear facing window. Exposed brick chimney breast with restored iron fire place. Space for a king size bed and wardrobes, however, currently set up as a child's room.

#### Bedroom Three

Front facing window with countryside views. Restored iron fireplace. Space for a double bed and wardrobes, however, currently set up as nursery.

#### Bedroom Four

Currently used as an office this bedroom has the potential to fit a double bed with wardrobe. Front facing window giving views of the countryside.

#### Master Bedroom

Stunning master suite with high ceilings and exposed beams. Original restored iron feature fireplace with exposed brick chimney breast. Space for a king size bed along with storage. Space for a dressing table. Skylights to each side along with a side facing window giving countryside views.

Walk in wardrobes area with feature lighting. Drawers and hanging space to each side creating lots of storage. Door leading into the en suite.

#### En Suite

A cosy en suite with roll top freestanding bath, vanity storage sink and WC. Exposed brick feature wall along with wooden beam.

#### Garage

Up and over door providing car access. Rear internal door leading to the utility room. Power and lighting.

#### Exterior

To the front of the property there is a gated driveway leading to the garage. There is side access via a gate to the rear of the property. There are steps leading to the front garden and entrance to the house. The garden consists of a lawn area where you can sit and enjoy the views and flower borders with graveled area. The front is lined with privet and a wall to create privacy.

To the rear of the property there is a lawn area and two patios. There is a brick wall surrounding the garden with shrubbery borders. You can access the back passage through a gate to store bins.



## Road Map



## Hybrid Map



## Terrain Map



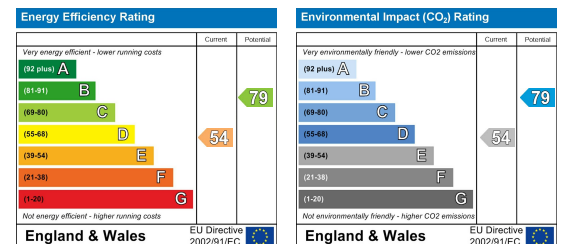
## Floor Plan



## 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.