



135 Redbrook Road, Barnsley, S75 2RE

Offers Over £210,000

Merryweathers are proud to offer to the market this fantastic three bed semi detached property in the popular location of Barnsley.

The property briefly comprises of entrance hall, lounge, kitchen diner, downstairs WC, three bedrooms and family bathroom. The property has recently undergone renovations and benefits from a new combi boiler and off road parking.

Viewings are highly recommended to appreciate what this property has to offer call Merryweathers today to book on 01226 730850

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation with storage space below.

Lounge 11'1" x 10'9" (3.39 x 3.30)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the chimney breast with multi fuel burner inset.

Kitchen Diner 12'0" x 18'2" (3.66 x 5.56)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of base and drawer units which includes a centre island. The kitchen provides space and plumbing for a automatic washing machine and also benefits from space to host a dining table and chairs. The kitchen diner also features UPVC French doors to the enjoying views out to the garden.

WC 3'7" x 3'10" (1.11 x 1.18)



With a two piece suite comprising of a low flush WC and hand wash basin. The room also houses the new wall mounted boiler.

Bathroom 6'0" x 5'10" (1.84 x 1.80)



With a three piece suite comprising of a bath with shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 12'1" x 11'10" (3.69 x 3.63)



With a rear facing UPVC window and central heating radiator. The room is of double size benefitting from neutral décor and carpet to the flooring.

Bedroom Two 11'1" x 10'11" (3.39 x 3.33)



With a front facing UPVC window and central heating radiator. The room is of double size benefitting from neutral décor and carpet to the flooring.

Bedroom Three 6'11" x 7'8" (2.13 x 2.34)



With a front facing UPVC window and central heating radiator. The room is of single size but does currently hold a double bed, the bedroom benefits from from neutral décor and carpet to the flooring.

Front Elevation



To the front of the property is a paved garden providing off road parking for two vehicles.

Rear Elevation



To the rear of the property is a laid to lawn garden with a brick built storage building.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

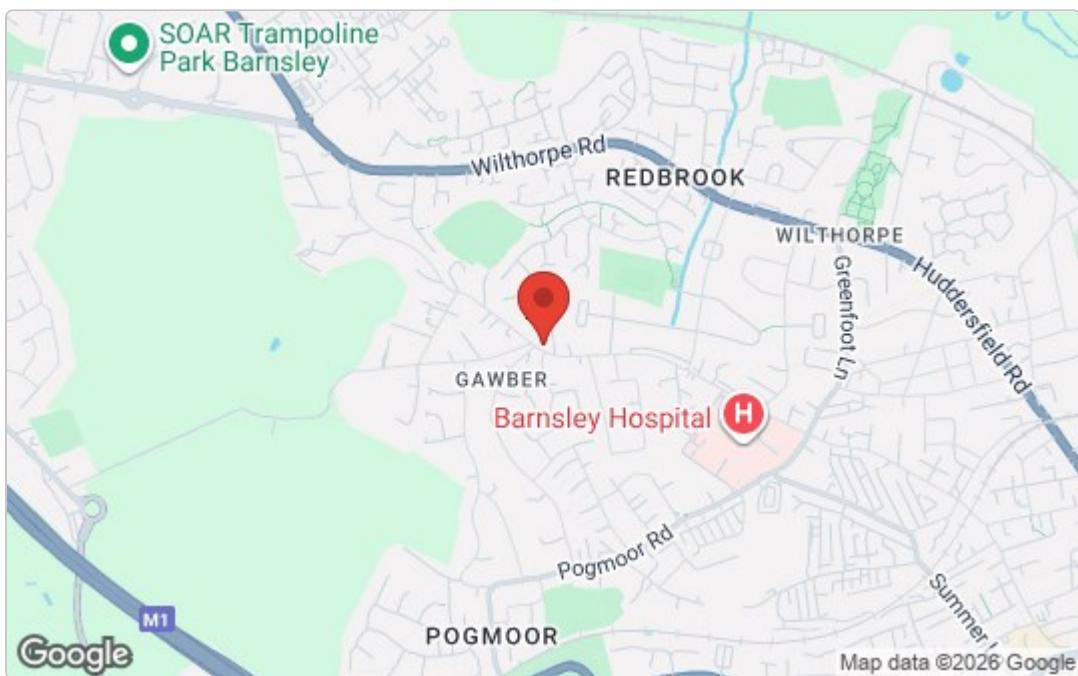
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

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