



Thornely Square, Dodworth, Barnsley, S75 3RJ

Two Bedroom Terrace Property	Well Maintained Front and Rear Gardens
Modern and Spacious Throughout	PVCu Double Glazing
Gas Central Heating	Close To Local Amenities and Transport Links

Offers Over: £155,000

HUNTERS[®]
HERE TO GET *you* THERE

**Thornely Square, Dodworth, Barnsley,
S75 3RJ**

Hunters are delighted to present to the market this spacious two bedroom terrace property situated in Dodworth, Barnsley. Briefly comprising two lounge rooms, an open plan kitchen and dining area with a further kitchen area, two bedrooms and a family bathroom. This property has further benefits of a ground floor WC, cellar, gardens to the front and rear elevations with stunning views, modern and spacious throughout, PVCu double glazing, gas central heating and a perfect nearby location to local amenities and transport links. Call Hunters Estate Agents on 01226 447155 to arrange a viewing.

ENTRANCE HALL

2.8m (9' 2") x 1.9m (6' 3")

Entering the property via a PVCu side entrance door with access to all rooms on the ground floor.

KITCHEN AND DINING ROOM

5.41m (17' 9") x 3.91m (12' 10")

The open plan kitchen and dining area is fitted with a range of modern wall and base units including an inset sink and drainer with mixer tap over, space for free standing appliances and an integral extractor fan. This room also features LED spot lighting to the ceiling, vinyl finished flooring, tiled walls, a wall mounted radiator, a side facing PVCu double glazed window and PVCu double glazed French style doors leading to the rear elevation.



WC

1.60m (5' 3") x 1.60m (5' 3")

The ground floor WC comprises a low flush WC, pedestal wash hand basin and a wall mounted radiator. Also with vinyl finished flooring, tiled walls and an elevated PVCu double glazed window.



LOUNGE

3.7m (12' 2") x 4.1m (13' 5")

This spacious lounge offers fully fitted carpets, a gas fire and feature surround, TV point, a wall mounted radiator and PVCu double glazed French style doors leading to the rear garden.



SECOND LOUNGE

4.3m (14' 1") x 4.2m (13' 9")

The second lounge area presents fully fitted carpets, a gas fire and feature surround, TV point, a wall mounted radiator and an elevated PVCu double glazed window.



KITCHEN

3.40m (11' 2") x 3.00m (9' 10")

The second kitchen area is fitted with a range of wall and base units including an integral electric oven, four ring gas hob with extractor fan over and an inset sink and drainer with mixer tap over. Also with vinyl finished flooring, a wall mounted radiator and an elevated PVCu double glazed window.

CELLAR

4m (13' 1") x 3m (9' 10")

Located in the cellar provides an additional room with fully fitted carpets and LED spot lighting to the ceiling,.



LANDING

2.3m (7' 7") x 2m (6' 7")

The landing gives access to all rooms on the first floor.

BATHROOM

3m (9' 10") x 2m (6' 7")

The modern house bathroom features a white four piece suite including a low flush WC, vanity wash hand basin, a free standing bath and a step in corner shower cubicle. Also with LED spot lighting to the ceiling, tiled flooring, partially tiled walls and a wall mounted radiator.



MASTER BEDROOM

3.6m (11' 10") x 4.1m (13' 5")

The master bedroom presents fully fitted carpets, a gas fire and feature surround, a wall mounted radiator and an elevated PVCu double glazed window.



BEDROOM TWO

2.3m (7' 7") x 4m (13' 1")

The second bedroom has fully fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.



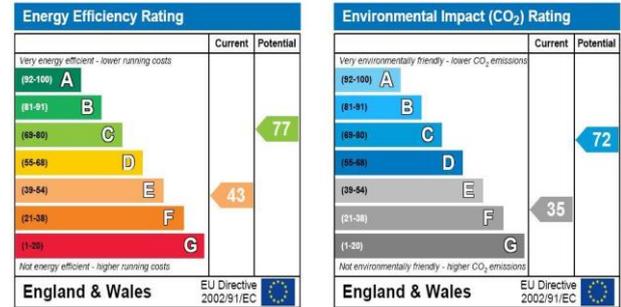
EXTERNALLY

The front elevation offers an enclosed block paved garden.

To the rear elevation provides a large enclosed garden with block paving which steps down to a mainly laid to lawn area.



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Saturday: 8am until Late

Sunday: Happy to arrange by appointment.

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 1-3 Church Street, Barnsley, S70 2AB

01226 447 155

barnsley@hunters.com

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Registered Office: 1-3 Church Street, Barnsley S70 2AB

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.