



18 St Johns Avenue

Barugh Green
S75 1NX

Offers Over £230,000

3 Bed Detached Bungalow



- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- PANORAMIC OPEN VIEW TO THE REAR
- SEMI-RURAL COMMUTER VILLAGE LOCATION
- ATTRACTIVE REAR GARDEN WITH VEGETABLE PLOT AND POND
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN



Elmhirst
Parker

SOLICITORS & ESTATE AGENTS



**** DETACHED BUNGALOW WITH PANORAMIC VIEW TO THE REAR**** In the popular semi-rural commuter village of Barugh Green which is within easy reach of Barnsley and has excellent links to the motorway network. In need of some modernisation the property briefly comprises:- entrance hall, living room, dining room, kitchen, three bedrooms and bathroom. Outside is an attached garage and an attractive rear garden with a pond and vegetable plot. No onward chain.

UPVC glazed entrance door leading into:-

Entrance Porch:

Having built in storage cupboards and access to the roof space. Doors off and a central heating radiator.

Living Room:

4.91m x 3.96m (16'1" x 12'10")

Having a stone fireplace and hearth housing a gas fire with back boiler. Window to the front elevation. Glazed double doors into:-

Dining Room:

2.95m x 2.28m (9'7" x 7'5")

Having a window to the rear elevation and a central heating radiator. Door into:-

Kitchen:

3.41m x 3.15m (11'2" x 10'3")

Having a range of basic units and a single drainer stainless steel sink unit. Window to the rear elevation and a central heating radiator. UPVC rear entrance door.



Bedroom 1:
3.56m x 3.46m (11'7" x 11'4")
Having built in wardrobes, cupboards and a dressing table. Window to the front elevation and a central heating radiator.

Bedroom 2:
3.46m x 2.47m (11'4" x 8'1")
Having a window to the side elevation and a central heating radiator.

Bedroom 3:
3.46m x 2.87m (11'4" x 9'4")
Having a window to the rear elevation and a central heating radiator.

Bathroom:
1.82m x 1.66m (5'10" x 5'4")
Having a suite comprising panelled bath, pedestal wash hand basin and wc. Window to the rear elevation and a central heating radiator.

Outside:
To the front is a neat lawned area with shrubs with a walled boundary. A side driveway leads to the attached garage which has an up and over door. The rear garden has an open panoramic view over the surrounding area. It has a lawned area with a stone path around, pond, vegetable plot and two greenhouses.





80 SQ.M (861 Sq ft.)(EXCLUDING GARAGE)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO2 emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	
	83		79
45		38	
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

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