

Churchills



Eastfield Crescent

Staincross, Barnsley S75 6DN

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION BOILER
- GOOD MOTORWAY LINKS
- DETACHED HOUSE
- SOLID WOOD FLOORING
- OFF ROAD PARKING
- EPC RATING D

Offers In The Region Of £290,000 Freehold





Situated on Eastfield Crescent, Staincross, Barnsley, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Situated in a peaceful neighbourhood, this home benefits from a community feel while still being conveniently located near local amenities, schools, and transport links. Whether you are looking to settle down in a family-friendly environment or seeking a tranquil retreat, this property is sure to meet your needs.

With its appealing features and prime location, this detached house on Eastfield Crescent is a wonderful opportunity not to be missed. We invite you to come and explore the potential of this lovely home.



GROUND FLOOR ACCOMMODATION

uPVC double glazed doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Solid wood flooring.

LOUNGE

17'11" * 11'11"

uPVC double glazed window to front elevation. Solid wood flooring. Surround housing a modern gas fire with marble back and hearth. Double panelled central heating radiator. Three wall light points and further single panelled central heating radiator.

DINING ROOM

KITCHEN

15'2" * 10'10" reducing to 7'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and five burner gas hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Space and plumbing for a dishwasher. Peninsular breakfast bar with seating for two. One and a half bowl single drainer sink unit with mixer tap. Double panelled central heating radiator. Storage cupboard off. LED downlights to ceiling. uPVC double glazed doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts across landing area. Double panelled central heating radiator. Solid wood flooring. Storage cupboard off housing combination boiler. Loft access.

BEDROOM ONE

12'2" to wardrobes * 8'9"

uPVC double glazed window to front elevation. Solid wood flooring. Single panelled central heating radiator. Range of fitted wardrobes to one wall.



BEDROOM TWO

12'0" * 8'9"

uPVC double glazed window to rear elevation. Solid wood flooring. Single panelled central heating radiator. Range of fitted wardrobes to one wall.

BEDROOM THREE

8'11" * 3'3", 285'5"

uPVC double glazed window to rear elevation. Solid wood flooring. Single panelled central heating radiator.

BATHROOM

6'1" * 5'7"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and separate shower cubicle with direct feed shower over. Heated towel rail. LED downlights to ceiling. Extractor fan.

OUTSIDE AND GARDENS

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

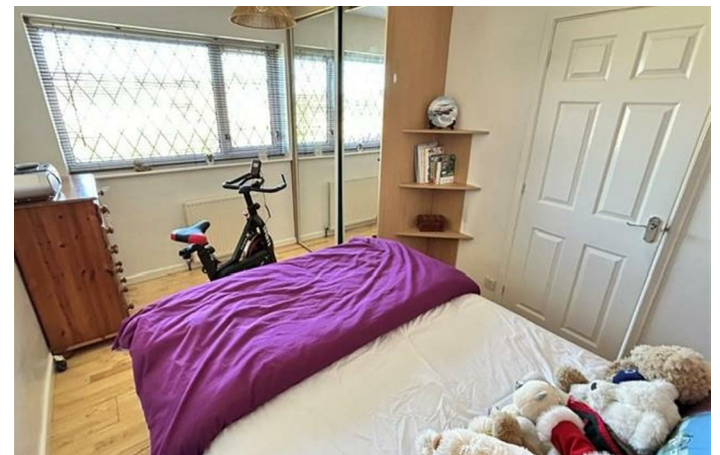
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.







Local Authority Barnsley MBC
Council Tax Band C
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.