





# East End Crescent, Royston, Barnsley, S71 4AN

Offers In Region Of £185,000

3 1 2





TAKE A LOOK AT THIS! BEING BEAUTIFULLY PRESENTED THROUGHOUT IS THIS SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY POSITIONED IN A POPULAR VILLAGE LOCATION AND BOASTING A LARGE ENCLOSED WESTERLY FACING REAR GARDEN.

This stunning semi-detached property offers spacious accommodation throughout, making it an ideal choice for families and professionals alike. The property also features ample off street parking, two reception rooms, a kitchen that gives direct access onto the rear garden. Being positioned on a highly regarded street which is in short proximity to local schools and great transport links.

#### Ground Floor

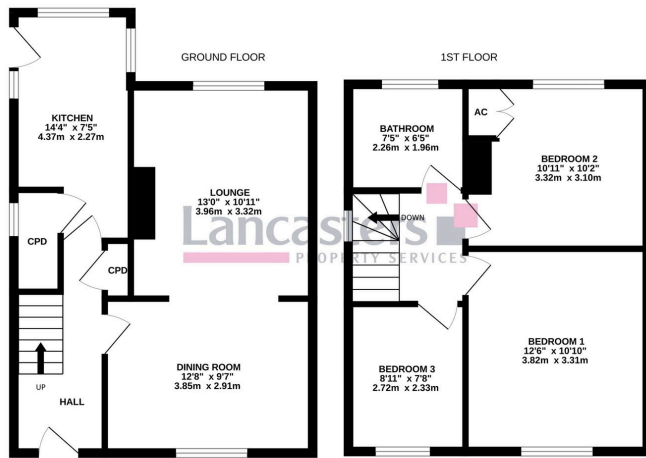
Entering the property through a modern UPVC entrance door, you are welcomed into a bright and inviting entrance hall. This space features stairs rising to the first-floor landing, a central heating radiator, and access to the lounge/dining area and kitchen.

The kitchen, designed in a stylish galley layout, offers ample wall and base units with complementary roll-edge work surfaces. It incorporates a 4-ring gas hob with an electric oven beneath, complemented by smart partial tiling for a modern splashback effect. Additional features include:

Space for a freestanding fridge freezer.  
Space and plumbing for an under-counter washing machine.  
Rear-facing double-glazed windows with a pleasant garden view.  
A UPVC door providing direct access to the rear garden.  
Moving into the dining room, you'll find an exceptionally well-proportioned space with a front-facing double-glazed window, central heating radiator, and a charming exposed brick chimney breast with a stone hearth. The open-plan design allows easy flow into the lounge, a beautifully arranged room at the rear of the property. Highlights of the lounge include:

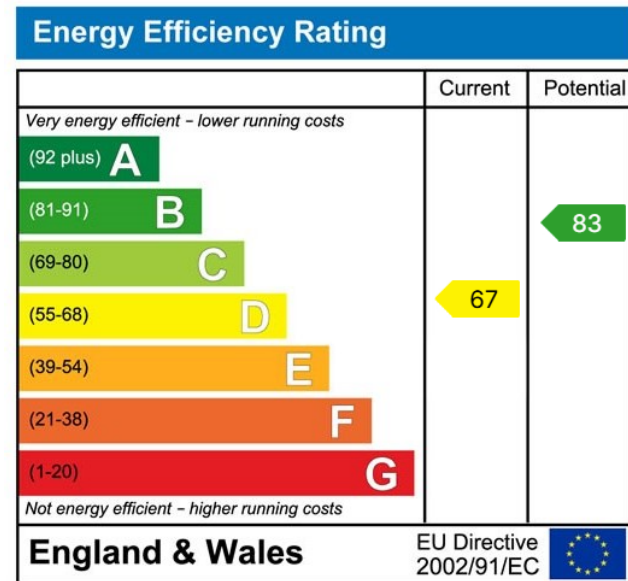
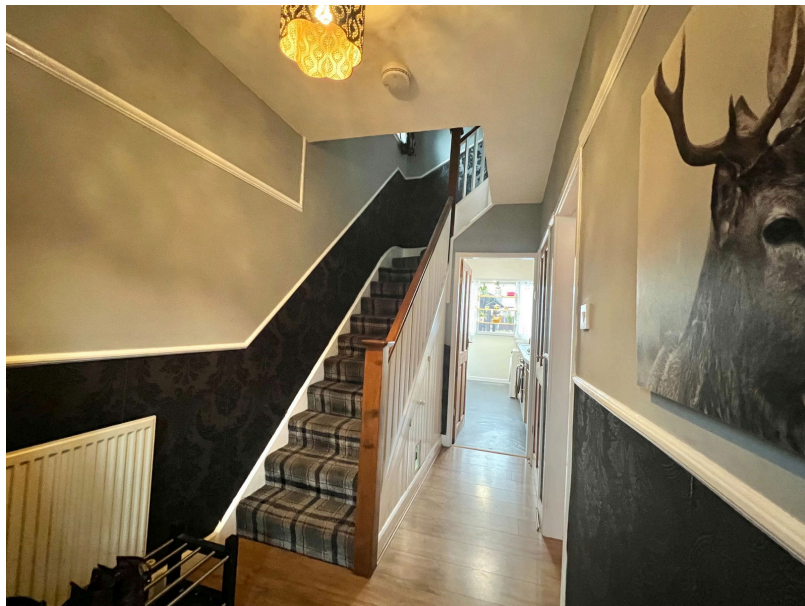
A rear-facing double-glazed window overlooking the garden.  
Central heating radiator.  
A standout log burner inset into the chimney breast, adding warmth and character.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage 03/24

- SEMI-DETACHED PROPERTY • THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- LARGE WESTERLY FACING REAR GARDEN
- INSET LOG BURNER IN LOUNGE
- CLOSE TO LOCAL SCHOOLS
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- WELL REGARDED RESIDENTIAL LOCATION
- TRANSPORT LINKS, SERVICES & AMENITIES



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