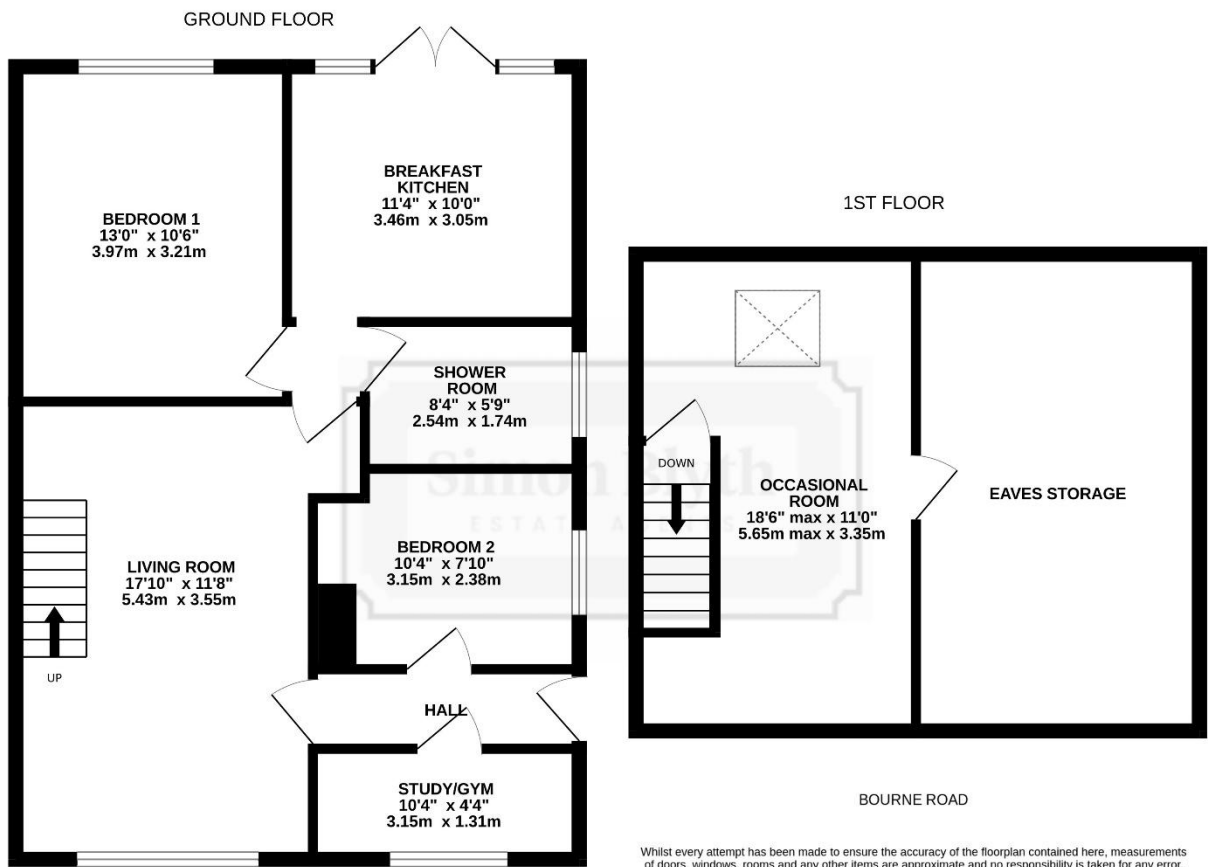




15 BOURNE ROAD, WORSBROUGH, BARNSELY, S70 5JP



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PROPERTY DESCRIPTION

LOCATED IN A HIGHLY SOUGHT-AFTER AREA IS THIS LITTLE TREASURE OF A BUNGALOW. SITTING ON A LARGER THAN AVERAGE PLOT, WITH SEPARATE AREAS FOR DIFFERENT USES, THIS PROPERTY WILL NOT BE ON THE MARKET FOR LONG. TO THE INSIDE OF THE PROPERTY, THERE ARE TWO BEDROOMS ALONG WITH ATTIC CONVERTED TO AN OCCASIONAL ROOM WITH AN ADDITIONAL STORAGE ROOM. THE SHOWER ROOM HAS ALSO BEEN RENOVATED IN 2026 TO A HIGH STANDARD. THIS IS A MUST SEE PROPERTY.

The property briefly comprises of, to the ground floor; living room, kitchen, two bedrooms, shower room and office/ gym. To the first floor; an occasional room and eaves storage.

Guide price £250,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property via a UPVC door with inset double-glazed opaque glass panel into an entrance hall. There is inset spotlighting to the ceiling and multipaneled doors provide access to the study/gym, living room and bedroom two.

STUDY/GYM

Measurements - 10'4" x 4'4" (3.15m x 1.31m)

This room could be utilised as a variety of uses and is currently utilised as a home office/gym. There is a central ceiling light point and a double glazed window to the front elevation.

LIVING ROOM

Measurements - 17'10" x 11'8" (5.43m x 3.55m)

The living room is a light and airy, generously proportioned room with two ceiling light points, a vertical anthracite column radiator, a further central heating radiator, a double glazed window to the front elevation, a staircase proceeding to the first floor landing and a multipaneled door provides access to the inner hall towards bedroom one, the breakfast kitchen and shower room. The focal point of the room is the modern style electric log fireplace with a white gloss mantlepiece and hearth.





SHOWER ROOM

Measurements - 8'4" x 5'9"
(2.54 x 1.74m)

This modern bathroom features a recently refurbished white three-piece suite completed within the last six months. The suite comprises of a W.C., a hand basin with a matt black mixer tap set within a stylish vanity unit and a main-fed shower cubicle fitted with a waterfall shower head and a wall-mounted handheld shower attachment. Further features include a fully tiled finish, inset ceiling spotlights, an extractor fan and a contemporary black ladder-style radiator. Additionally there is a UPVC double-glazed opaque window.



BREAKFAST KITCHEN

Measurements - 11'4" x 10'0" (3.46m x 3.05m)

The kitchen is fitted with a range of wall and base units, complemented by a grey laminate worktop and tiled splashback. A two-seater breakfast bar provides an ideal space for casual dining and cooking facilities include a five-burner Bosch gas hob with a double oven beneath and a stylish black chimney-style extractor hood above. There is a one-and-a-half-bowl grey composite sink with a contemporary black mixer tap. Integrated appliances include a microwave, plumbing in place for both a washing machine, dishwasher and alongside additional space for freestanding appliances. Further features include inset ceiling spotlights, an anthracite vertical central heating radiator and UPVC double-glazed patio doors with a matching side panel providing a wealth of natural light.





BEDROOM ONE

Measurements - 13'0" x 10'6" (3.97m x 3.21m)

A double bedroom with central ceiling light point, central heating radiator and UPVC double glazed window to the rear of the property.



BEDROOM TWO

Measurements -
10'4" x 7'10" (3.15m
x 2.38m)

Bedroom two is a generously proportioned room with a central ceiling light point, central heating radiator and a double glazed window overlooking the side elevation.



FIRST FLOOR

OCCASIONAL ROOM

Measurements - 18'6" X 11'0" (5.65m X 3.35m)

Access via the stairs from the living room with a door at the top, this room is currently being utilised as a bedroom however does warrant a multitude of uses. There is a ceiling light point, central heating radiator and a wooden skylight to the rear of the property which is also an emergency exit.



OUTSIDE

FRONT EXTERNAL

To the front of the property is an imprinted concrete drive providing parking for two vehicles with steps leading down to the property and further low maintenance lawned garden.



REAR EXTERNAL

The rear garden is either accessed via a wooden gate to the side of the property or through the kitchen to a raised decking patio area, suitable for outside dining and entertaining or just a morning brew. Beyond the patio, there is a secluded area with astroturf upon which sits a pool, with filtration system. Further areas comprise of low maintenance garden, lawned area with mature trees and a garage which is currently been used as a gym.





15 Bourne Road, Wexborough, Bury, S70 5LP





PROPERTY VIEWING NOTES

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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