



OFFERS OVER

£154,950

Manor View

Shafton, Barnsley, S72 8NQ

PROPERTY SUMMARY

Welcome to this charming semi-detached home, ideally located in the popular area of Manor View, Shafton, Barnsley. Offering a well-balanced layout, this property presents an excellent opportunity for families, first-time buyers, or those looking to upsize. Inside, the home features a spacious and inviting reception room, filled with natural light and perfectly suited for both everyday living and entertaining. There are three well-proportioned bedrooms, providing comfortable and flexible accommodation for family life, guests, or working from home. A conveniently located bathroom serves all bedrooms, ensuring practicality for daily routines. Externally, the property benefits from sizable gardens to both the front and rear. The rear garden offers a private space ideal for relaxing, entertaining, or enjoying outdoor activities, while the front garden adds to the home's kerb appeal. A driveway provides off-street parking for multiple vehicles, a valuable feature for modern living. Situated in the popular village of Shafton, the property enjoys a peaceful setting with easy access to local amenities, schools, and transport links. The surrounding countryside is also close by, perfect for those who enjoy scenic walks and outdoor pursuits. Overall, this well-presented home combines space, comfort, and a desirable location, making it a fantastic choice for a wide range of buyers. Early viewing is highly recommended.

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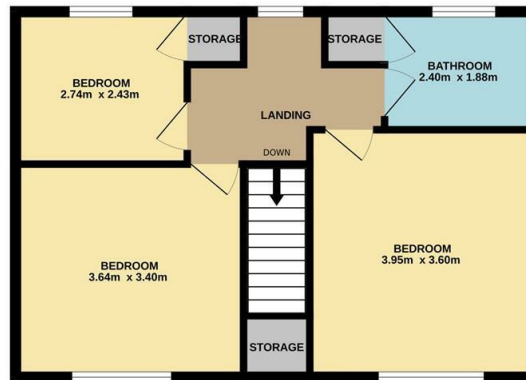




GROUND FLOOR
53.6 sq.m. approx.



1ST FLOOR
48.4 sq.m. approx.



TOTAL FLOOR AREA : 102.0 sq.m. approx.

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.
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

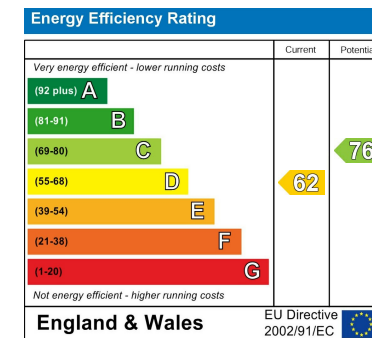
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COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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



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