



## 23 Railway Walk, Barnsley, S71 4GL

Do not miss out on this stunning 3 bed semi detached property which sits on the popular new development in Royston.

This stone built property is perfect for any first time buyer or small family with a low maintenance garden to the rear overlooking the fields.

With a generous lounge, open plan kitchen/diner and downstairs WC this home is ready to move straight into. Upstairs there is a house bathroom, master with en suite and 2 further bedrooms and off road parking for 2 vehicles to the front. There is also NO CHAIN, meaning you could be in your new home sooner than you think!!

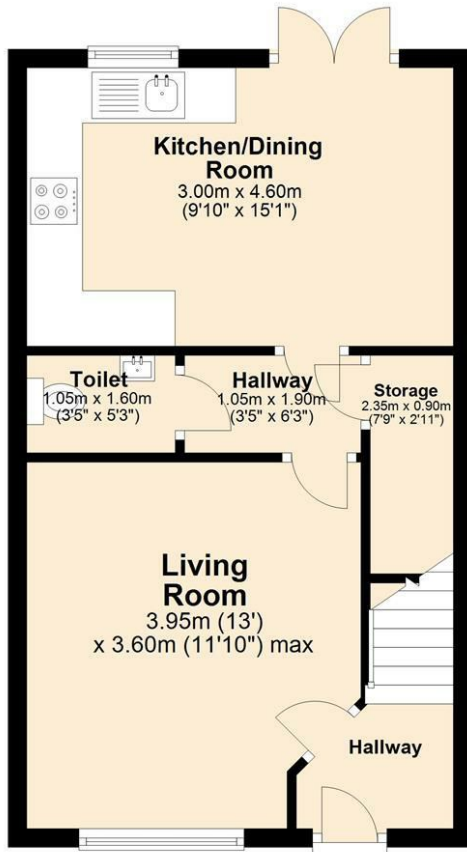
Get in touch now to arrange you viewing.

- 3 Bed Semi Detached
- Open Plan Kitchen/Diner
- Beautiful Minimal interior
- Popular New Development
- En Suite to Master Bedroom
- Stone Built Design
- \*\*NO CHAIN\*\*

**£220,000**

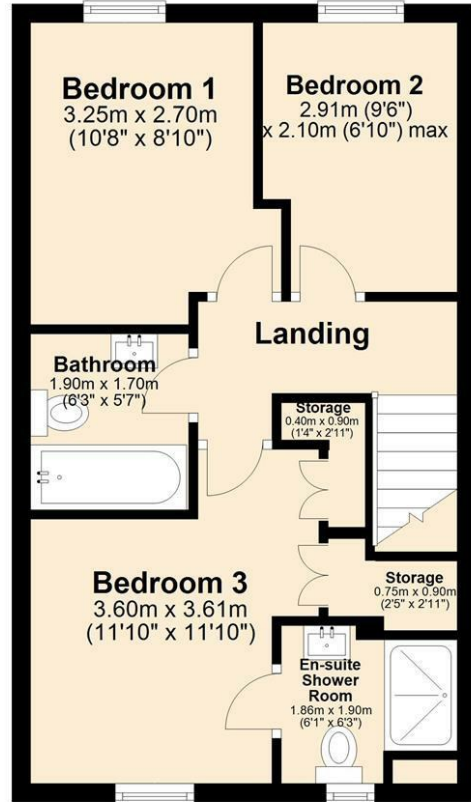
## Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 