

HUNTERS[®]

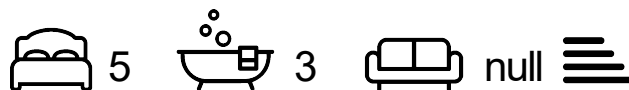
HERE TO GET *you* THERE



Dearne Hall Road

Barugh Green, Barnsley, S75 1LX

Guide Price £330,000



GUIDE PRICE £330,000 TO £350,000

Delighted to welcome to the market this characteristic five bedroomed terrace property situated in a high demand location of Barugh Green, Barnsley. Being ideally close to amenities, transport links and the M1 network, the property additionally benefits from fully fitted solar pannels, ample off road parking, detached double garage, PVCu double glazing and gas central heating throughout.

The property briefly accommodates a lounge, open plan kitchen and dining room, separate sitting room, w/c, five bedrooms, bathroom, en-suite and a lovely easily maintained rear garden.

Call Hunters Estate Agents today to arrange your highly advised viewing and avoid disappointment.



Front porch

Entering the property into the front porch through a PVCu door.

Kitchen/ Diner 24'7" x 11'5" (7.5m x 3.5m)

Leading from the front porch is the open plan kitchen dining room which includes a range of modern wall and base units and an inset sink and tap, tiled walls, space for a free standing gas oven, washing machine and fridge freezer. The kitchen is also fitted with tiled flooring, under floor heating, a wall mounted radiator, two PVCu doors and access to all ground floor rooms.

Lounge 14'9" x 14'9" (4.5m x 4.5m)

The lounge offers tiled flooring with under floor heating, a feature fireplace, two PVCu double glazed windows and a wall mounted radiator.

Sitting room 15'1" x 23'3" (4.6m x 7.1m)

The sitting room offers a feature fireplace with a log burner, a PVCu double glazed window, PVCu French doors leading to the rear, and a wall mounted radiator.

w/c

The downstairs W/C includes a low flush W/C, a wash hand basin and a wall mounted radiator.

Bathroom 9'2" x 15'1" (2.8m x 4.6m)

The fully tiled bathroom features a four piece suite comprising a low flush WC, pedestal wash hand basin, freestanding bath and a walk in shower cubicle. Also with an elevated PVCu double glazed window and a wall mounted radiator.

Bedroom one 12'5" x 12'5" (3.8m x 3.8m)

Bedroom one provides fitted carpets, a PVCu double glazed window and a wall mounted radiator. With integral wardrobes and storage cupboard.

En suite 10'5" x 4'7" (3.2m x 1.4m)

The fully tiled en suite room provides a three piece suite comprising a low flush WC, wash hand basin and large walk in shower cubicle. Also with a wall mounted towel radiator.

Bedroom two 12'5" x 11'5" (3.8m x 3.5m)

The second bedroom has fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom three 12'5" x 11'5" (3.8m x 3.5m)

The third bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom four 10'9" x 7'6" (3.3m x 2.3m)

The fourth bedroom offers fitted carpets, a wall mounted radiator and an elevated PCVu double glazed window.

Bedroom five 8'10" x 7'10" (2.7m x 2.4m)

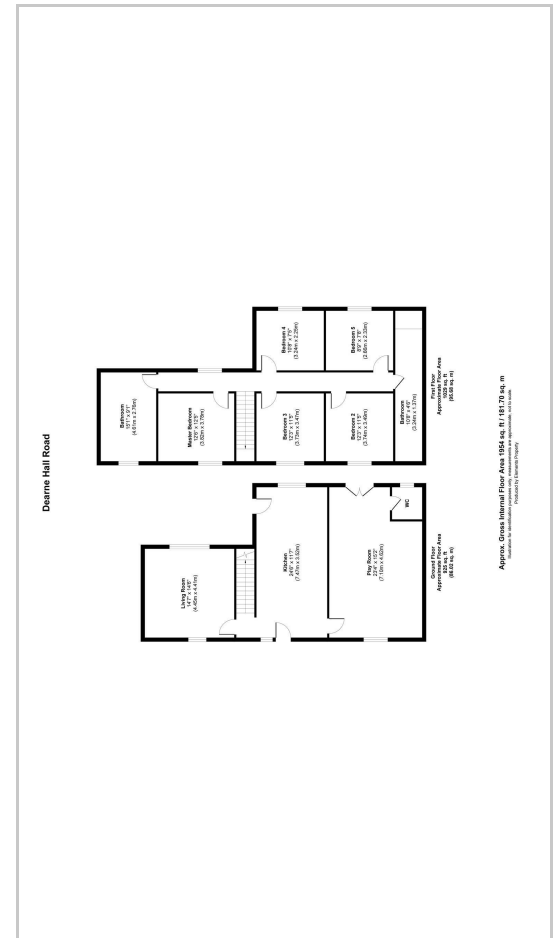
The fifth bedroom offers fitted carpets, a wall mounted radiator and an elevated PCVu double glazed window.

Double garage

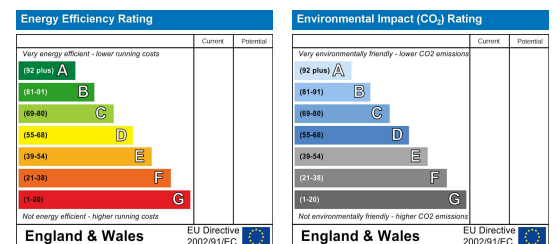
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>