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29 Brocklehurst Avenue, Barnsley, S70 3EE

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Offers In The Region Of £230,000

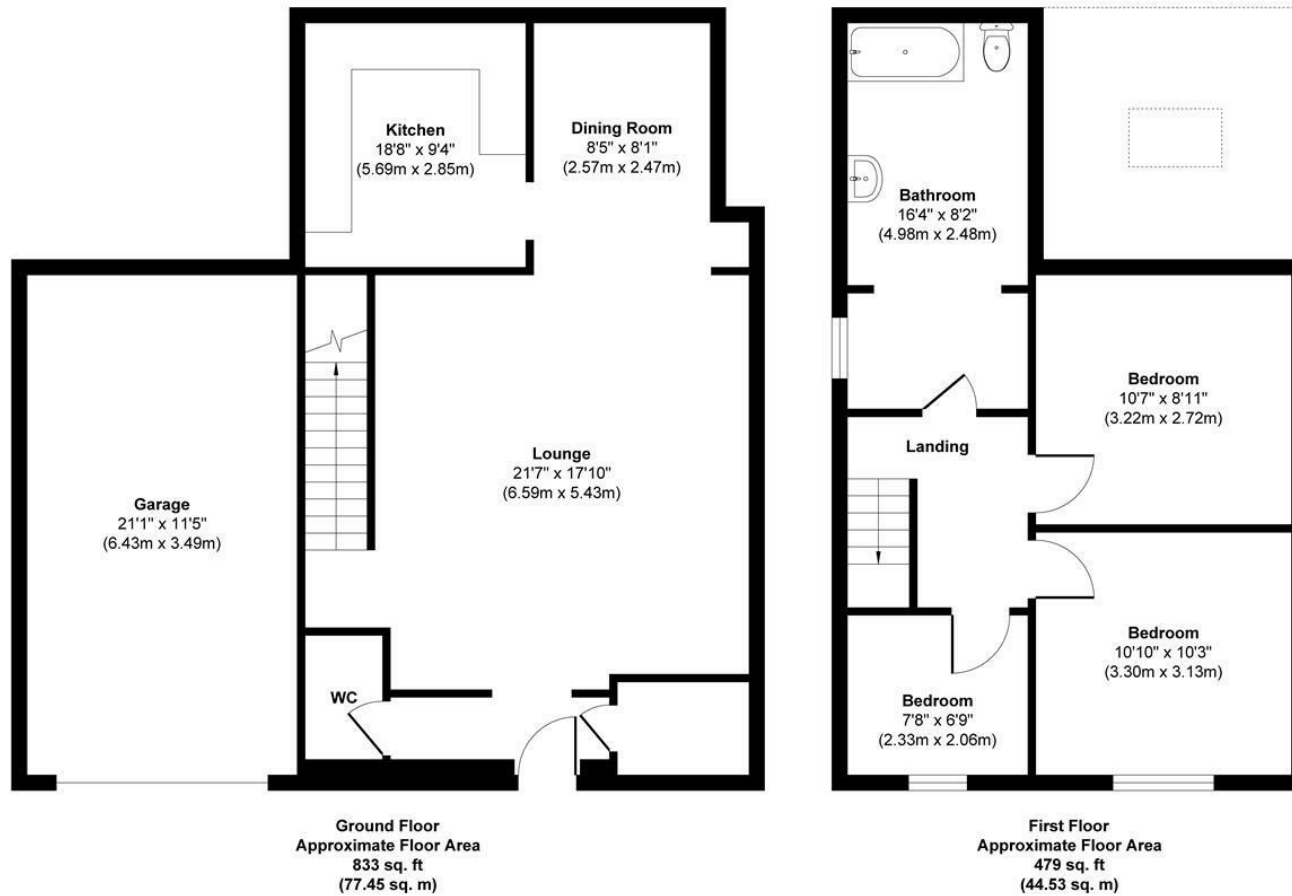
On the desirable Brocklehurst Avenue in Barnsley, this modern semi-detached home presents an excellent opportunity for families and first-time buyers alike. With no vendor chain, you can move in without delay and start enjoying your new surroundings.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, while the modern extended layout enhances the overall living experience. The large converted garage offers versatility, whether you choose to use it as a workshop, additional storage, or even a playroom for the children.

The home features a well-appointed bathroom, ensuring convenience for all residents. Outside, you will find off-street parking, a valuable asset in this bustling area, along with a private garden that offers a peaceful retreat for outdoor activities or simply unwinding after a long day.

Situated close to all local amenities, this property is ideally located for easy access to shops, schools, and transport links, making it a practical choice for everyday living. This charming home combines modern comforts with a welcoming atmosphere, making it a must-see for anyone looking to settle in Barnsley. Don't miss the chance to make this delightful property your own.

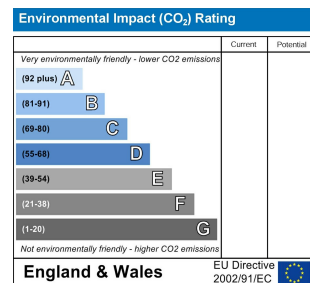
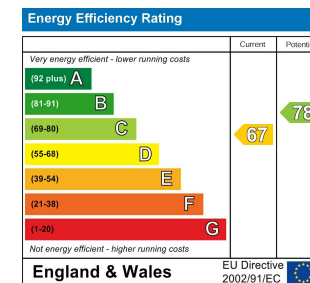
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Approx. Gross Internal Floor Area 1312 sq. ft / 121.98 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Lounge
21'7" x 17'9"

This exceptionally spacious lounge is the first room you enter upon stepping through the front door, immediately setting a welcoming tone. Designed in an open-plan layout, the room offers excellent versatility for both relaxing and entertaining. Laminate flooring runs throughout, adding a sleek, contemporary finish, while a large window floods the space with natural light, enhancing the bright and airy feel. The generous proportions provide plenty of scope for a variety of furniture arrangements, making it a truly adaptable and inviting living area.

Kitchen
18'6" x 9'4"

The kitchen is well-proportioned and thoughtfully designed, combining practicality with classic style. Featuring oak style cupboard doors and sleek black counter-tops, the space offers ample storage and worktop area for everyday cooking and entertaining. A large window positioned above the sink allows plenty of natural light to brighten the room, while an integrated extractor fan adds to the functionality. Finished with durable laminate flooring, this kitchen is both stylish and efficient—perfect for modern living.

Dining
8'1" x 8'5"

This cosy dining area offers a bright and inviting space, ideal for everyday meals or casual entertaining. Patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A large Velux window overhead floods the room with natural light, creating an airy and open feel despite its compact size. Finished with laminate flooring, the space is both practical and stylish, perfectly complementing the flow of the home.

Garage
21'1" x 11'5"

The garage has been thoughtfully converted into a spacious and versatile room, offering a range of potential uses—from a utility area to a home office or studio. The

space features laminate flooring throughout, a Velux window, and an additional side window, allowing for excellent natural light. Fitted with a few practical counters and housing a washing machine, the room is currently utilised as a functional utility space but can easily be adapted to suit various needs. A generous layout and clean finish make this a valuable extension of the home's living area.

Downstairs bathroom

Compact and functional, the downstairs bathroom is neatly designed to make efficient use of space. It features a toilet and a sink with a built-in cupboard below, offering practical storage for everyday essentials. Finished with laminate flooring and equipped with a wall-mounted radiator, the room is both clean and comfortable—ideal for guests or everyday convenience.

Bedroom one
6'9" x 7'7"

The smallest of the bedrooms, this room is well-suited as a child's room, guest room, or home office. It features laminate flooring, a window that provides natural light, and a radiator for year-round comfort. While compact in size, it comfortably accommodates a single bed and offers a practical, low-maintenance space with a bright and tidy finish.

Bedroom two
10'9" x 10'3"

This well-proportioned double bedroom offers a comfortable and inviting space, ideal for everyday living. It features soft carpet flooring underfoot and a window that allows in plenty of natural light, enhancing the room's warmth and ambience. While not overly large, the room provides ample space for a double bed and essential furnishings, making it a practical and appealing bedroom choice.

Bedroom three
8'11" x 10'6"

A comfortable double bedroom, this space strikes a

balance between functionality and comfort. Carpeted throughout and filled with natural light from a well-sized window, it offers a warm and restful atmosphere. Though modest in scale, it easily accommodates a double bed along with basic furnishings, making it an ideal choice for a guest room or secondary bedroom.

Bathroom
16'4" x 8'1"

This spacious bathroom is well-appointed with both a corner bath and a separate corner shower featuring double glass doors, offering flexibility for both quick showers and relaxing soaks. A large sink is set within a fitted vanity unit, providing generous cupboard and drawer storage. The room is finished with grey-beige wall tiles that add a modern, neutral tone, while carpeted flooring ensures warmth and comfort underfoot. A well-positioned window allows for natural light and ventilation, making this a practical yet inviting space.

