



Burton Road, Barnsley
S71 5RU

Offers Over £130,000



Burton Road, Barnsley

DESCRIPTION

This delightful terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxation or entertaining friends and family. The layout of the house is both practical and appealing, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the lovely garden, which offers a private outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. It is an ideal spot for summer barbecues or quiet evenings under the stars.

On-street parking is available, providing convenience for residents and visitors alike. The location on Burton Road is well-connected, making it easy to access local amenities, schools, and transport links, ensuring that everything you need is within reach.

This terrace house is not just a property; it is a place where memories can be made. With its inviting atmosphere and practical features, it is a wonderful choice for those looking to step onto the property ladder in Barnsley. Do not miss the chance to view this charming home and envision your future here.



ROOMS

Lounge
14'4" x 11'1"
The lounge is bright and modern, with white walls and a large window that fills the space with natural light. Laminate flooring in a warm wood tone adds contrast and warmth. A sleek media wall serves as the focal point, featuring a recessed TV area, built-in shelving, and subtle lighting. The room feels clean, open, and stylish.

Kitchen
12'6" x 14'2"
The kitchen features a mid-mounted built-in oven, seamlessly integrated into tall cabinetry for easy access. Blue glossy cupboards add a modern, vibrant touch, reflecting light and giving the space a sleek finish. Wood-look laminate flooring pairs harmoniously with wood-effect counter tops, creating a warm, cohesive vibe. Above the cooking area, a streamlined extractor fan ensures ventilation while enhancing the contemporary design.

Garden
The garden is a **small rear patio space**, fully **enclosed with brick fencing** for privacy and security. A **built brick shed** adds functional storage, while the **paved patio** offers a tidy, low-maintenance area perfect for relaxing or outdoor dining.

Bedroom one
12'1" x 11'11"
The bedroom features **fitted carpet** for a soft, cozy feel underfoot. A **window** allows natural light to brighten the space, while a **pink painted feature wall** adds a stylish and playful touch to the otherwise neutral decor.

Bedroom two
6'0" x 7'6"
This single bedroom has fitted carpet and white walls, creating a clean and simple look. A small window

brings in natural light, making the compact space feel bright and airy.

Bathroom
9'8" x 5'11"
The modern bathroom features tiled flooring and half-tiled walls for a clean, contemporary look. It includes an elevated bath, a separate standing shower, and a sleek wall-mounted sink, combining style with functionality.

Attic bedroom
13'10" x 11'1"
The attic bedroom is a double room with fitted carpet and a Velux window that brings in natural light. The space also offers room for storage, making it both cozy and practical.

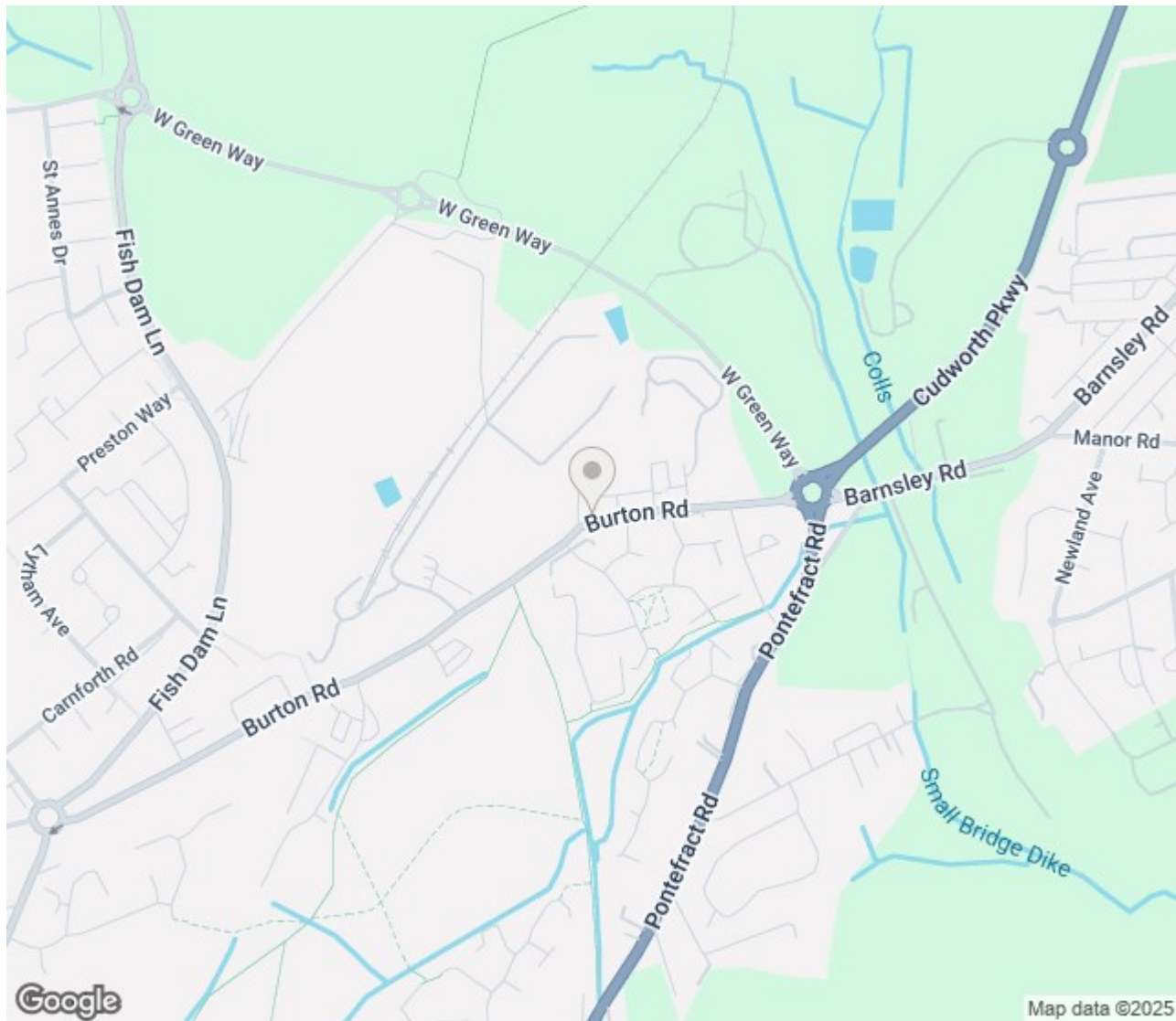


488 burton



Approx. Gross Internal Floor Area 1077 sq. ft / 100.10 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

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

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