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23 Annan Close, Barugh Green, Barnsley, S75 1NG

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Asking Price £350,000

- NO VENDOR CHAIN!

Annan Close, Barugh Green, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized double bedrooms, this property is ideal for families seeking space and convenience. The home boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment.

A notable feature of this residence is the single extension at the rear, which has been thoughtfully designed with bifold doors. This creates a seamless open-plan space that combines the lounge, kitchen, and dining areas, perfect for hosting gatherings or enjoying family meals. The natural light that floods this area enhances the welcoming atmosphere of the home.

Situated at the end of a peaceful cul-de-sac, this property benefits from off-street parking for multiple vehicles, ensuring convenience for residents and guests alike. The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families. Additionally, the nearby motorway provides easy access for commuters, while local shops, pubs, and scenic walking routes are just a stone's throw away.

This delightful home in Barugh Green presents an exceptional opportunity for those looking to settle in a friendly community with all essential amenities within reach. Don't miss the chance to make this charming property your new home.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance hall

Lounge
18'6" x 10'7"

Living/ Dining area
18'6" x 13'10"

Kitchen
17'11" x 8'1"

Sitting room
17'1" x 7'10"

Family bathroom

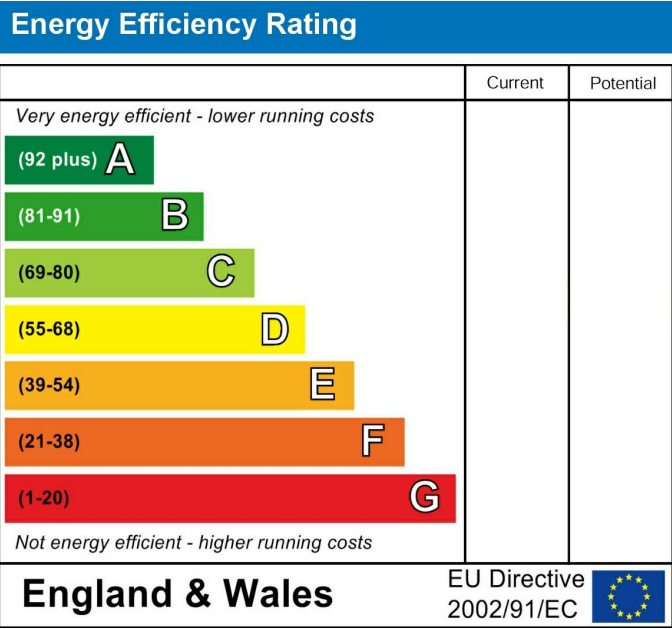
Bedroom 1
13'10" x 8'9"

Shower room

Bedroom 2
11'0" x 7'10"

Bedroom 3
14'7" x 6'4"

Bedroom 4
9'5" x 7'2"



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. 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.









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