

HUNTERS[®]

HERE TO GET *you* THERE



St. Georges Road

Barnsley, S70 1BW

Offers In The Region Of £80,000

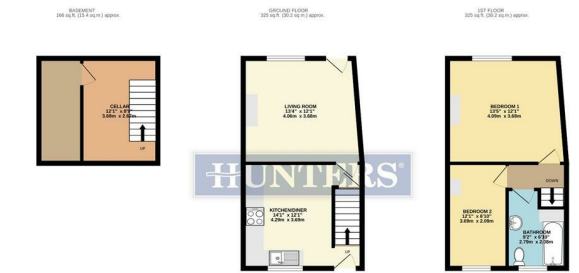




Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	89		
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		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 energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



NO UPWARD CHAIN! TAKE A LOOK INSIDE THIS SIZEABLE, 2 BED MID TERRACE PROPERTY, THE PERFECT FIRST STEP ON THE LADDER OR GREAT ADDITION TO ANY INVESTMENT PORTFOLIO! Situated perfectly within walking distance of Barnsley town centre, surrounded by amenities and only a short drive to the M1. The property boasts generous dimensions, a modern kitchen and a large garden, it will need some upgrades in place, but with no upward chain it is ready and waiting for you to put your own stamp on it. Briefly comprising living room, kitchen/diner, cellar, two good sized bedroom, bathroom and two outbuildings outside. Must be seen to appreciate the size, the location and the potential...book now to avoid disappointment!



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 OR LETTING?** If you are thinking of selling or letting 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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