HUNTERS®
HERE TO GET you THERE
259 Sheffield Road, Birdwell, Barnsley, S70 5TN

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## £135,000

Nestled on Sheffield Road in the charming area of Birdwell, Barnsley, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-designed layout, featuring a bright and airy reception room that welcomes natural light, creating a warm and inviting atmosphere.

The two spacious bedrooms offer ample room for relaxation and personalisation, making them perfect for families or individuals alike. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking available at the rear, providing a practical solution for those with vehicles. Additionally, the spacious garden offers a wonderful outdoor space, ideal for enjoying sunny days, gardening, or entertaining guests.

With no vendor chain, this home is ready for you to move in without delay. The combination of its appealing features and convenient location makes this property a must-see. Whether you are looking to settle down or invest, this house on Sheffield Road is a fantastic choice. Don’t miss the chance to make it your own.

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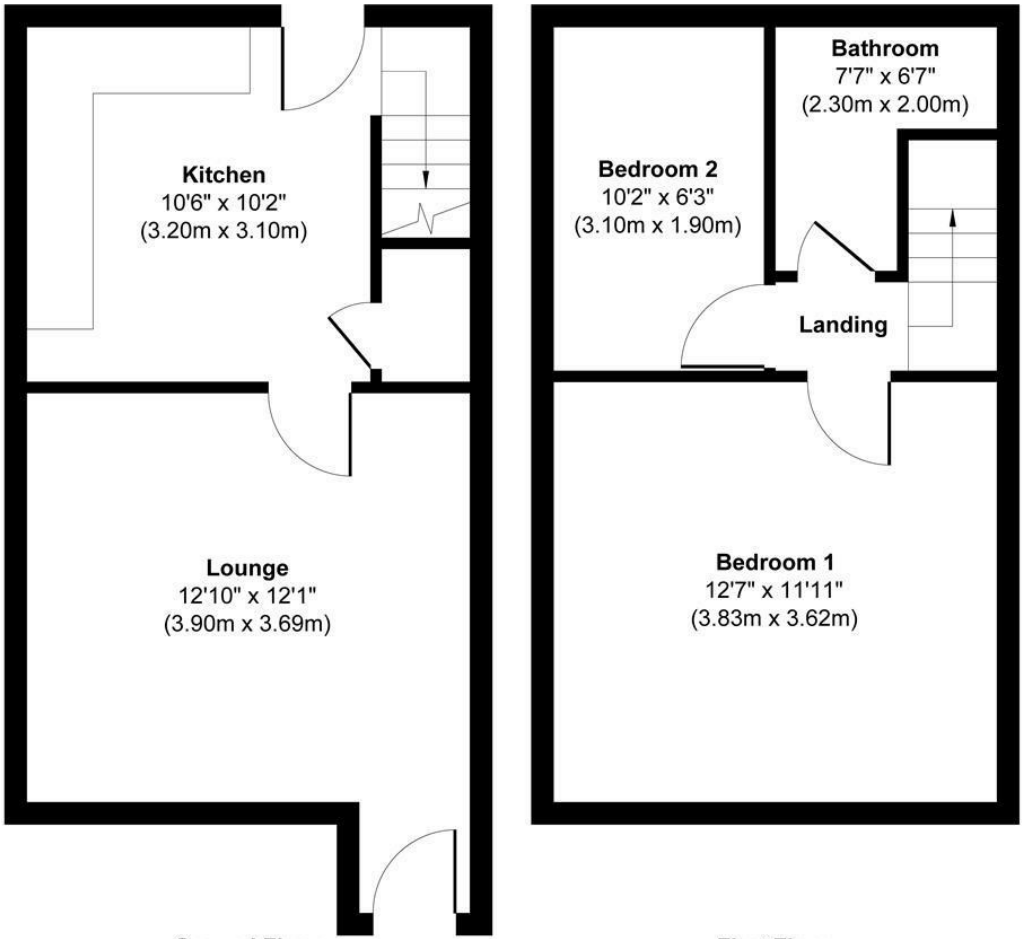
# 259 Sheffield Road



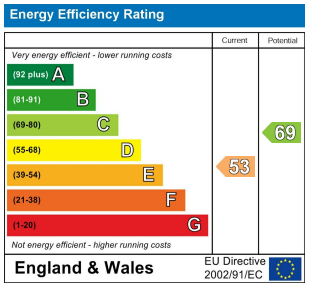

**Ground Floor**
**Approximate Floor Area**
**311 sq. ft**
**(28.96 sq. m)**

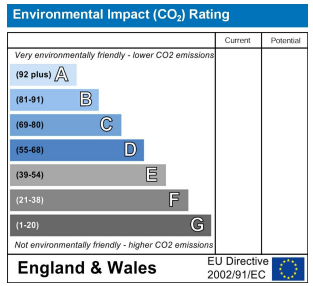
**First Floor**
**Approximate Floor Area**
**300 sq. ft**
**(27.96 sq. m)**

**Approx. Gross Internal Floor Area 611 sq. ft / 56.92 sq. m**

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

Produced by Elements Property



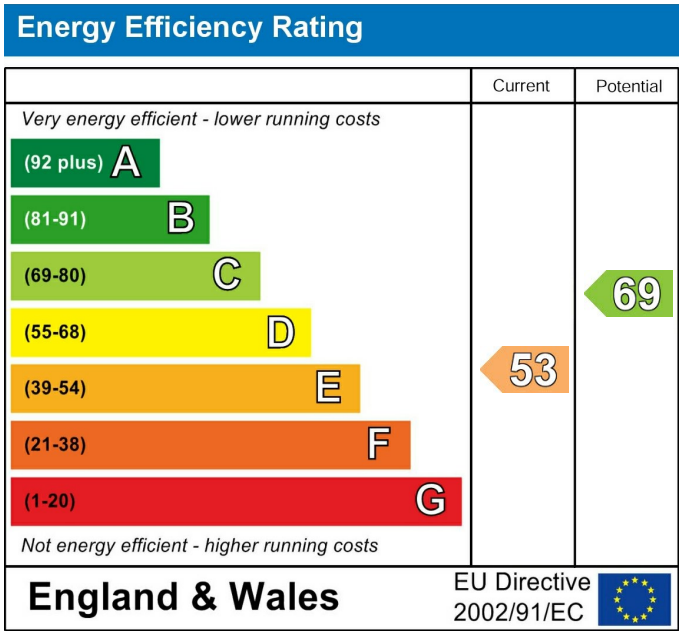
**Lounge**
39'8" x 39'8"

**Kitchen**
34'9" x 33'5"

**Bedroom 1**
41'7" x 36'5"

**Bedroom 2**
33'5" x 20'8"

**Bathroom**
25'3" x 21'11"




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.

BIRDWELL COMMON