



4 Melvinia Crescent, Barnsley, S75 1DZ

Guide Price £325,000

GUIDE PRICE £325,000 TO £350,000

Situated in the popular and well-established area of Melvinia Crescent, Barnsley, this property presents an exciting opportunity for buyers looking for a home with scope to renovate, modernise and truly make their own.

Offering a spacious layout and plenty of natural light, the property provides an excellent blank canvas for someone with vision. Whether you're a first-time buyer looking to put your own stamp on a home, a growing family wanting to create a space tailored to your needs, or a buyer searching for a renovation project, this house offers plenty of potential.

The accommodation provides generous living spaces, creating the opportunity to redesign and modernise the interiors to suit contemporary family life. The kitchen and dining areas offer a particularly exciting prospect for transformation, with the potential to create a stylish open-plan or modern family kitchen and entertaining space, subject to any necessary permissions.

The bedrooms are well proportioned and offer flexibility for family living, home working or guest accommodation. With some updating and thoughtful improvements, the property could be transformed into a comfortable and contemporary home while retaining its existing character.

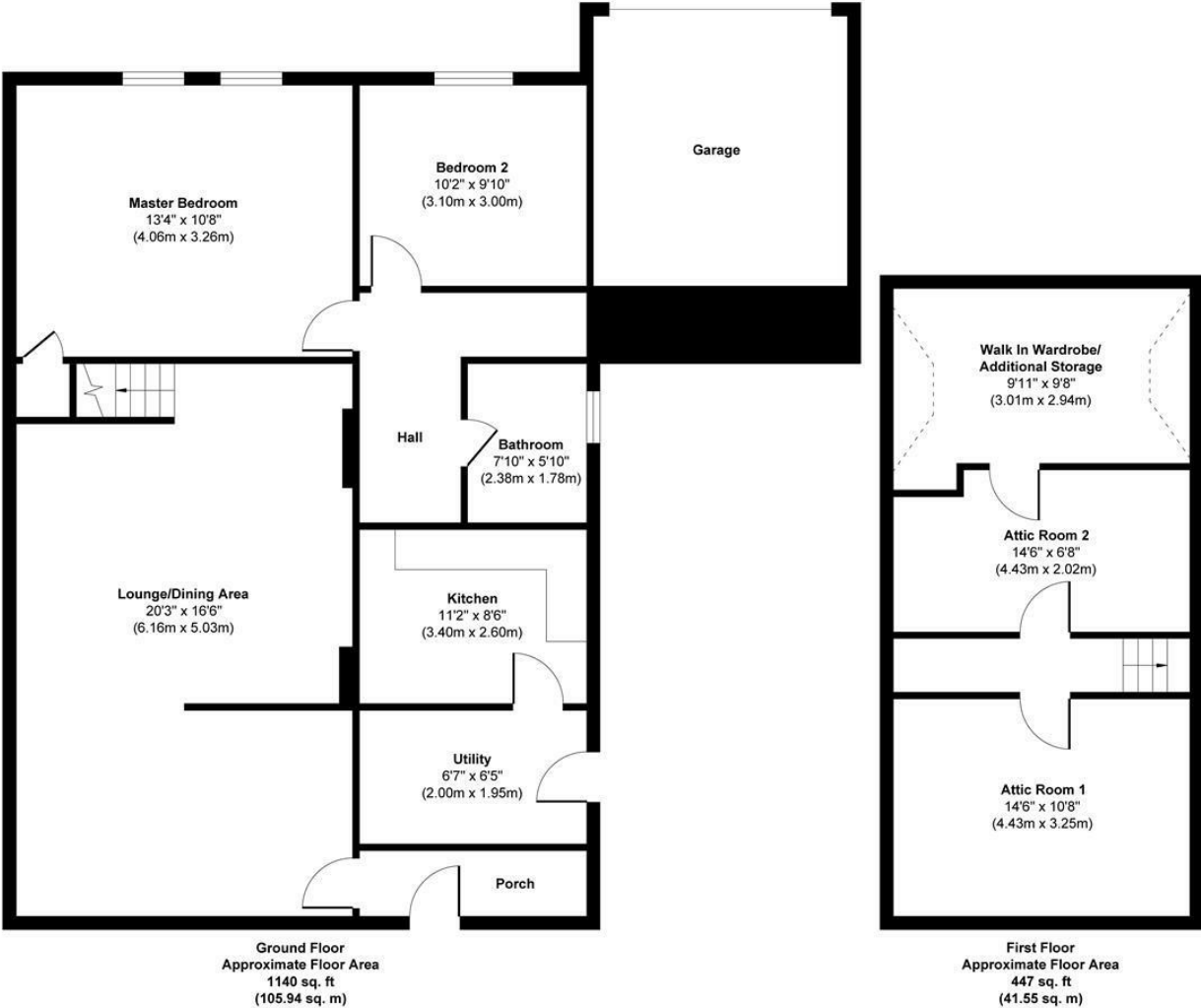
A location with plenty to offer

Melvinia Crescent is situated within the S75 area of Barnsley, providing convenient access to a range of everyday amenities, local shops, green spaces and recreational facilities. The area is well suited to families and those looking for a well-connected community environment.

The property is also within walking distance of local schools, making the location particularly appealing to families with children. Barnsley and the surrounding areas offer a range of further amenities, including shopping, leisure and dining options, while excellent road and public transport connections provide convenient access to the wider region.

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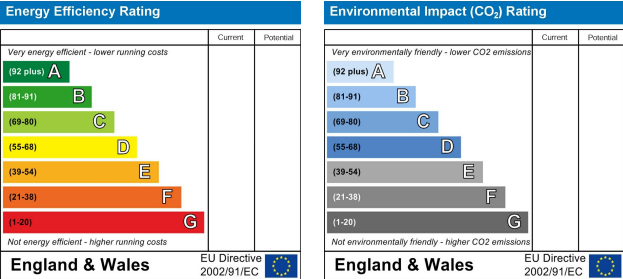
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Approx. Gross Internal Floor Area 1587 sq. ft / 147.49 sq. m (Excluding Garage)

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

Produced by Elements Property



Porch

Utility room

6'6" x 4'9"

Lounge/ Dining room

20'4" x 16'4"

Kitchen

11'1" x 8'6"

Bathroom

7'8" x 5'10"

Bedroom 1

13'3" x 10'8"

Bedroom2

10'2" x 9'10"

Bedroom 3

14'6" x 10'7"

Bedroom 4

14'6" x 6'6"

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	

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.









