

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



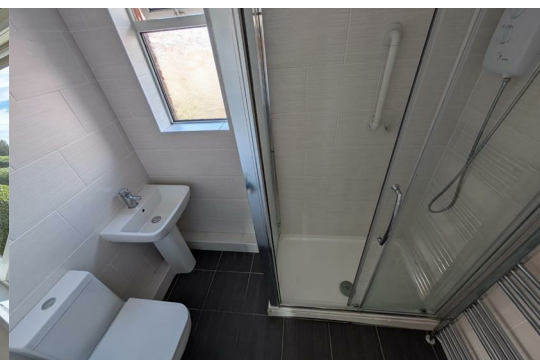
## Barnes Road

Murton, SR7 9QW

£625 Per Calendar Month



Nestled on Barnes Road in a charming area of Murton, this semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned bedrooms, making it ideal for couples, small families, or even disabled clients, thanks to the thoughtfully designed ground floor wet room and W/C facility. The inviting reception room offers a warm and welcoming space for relaxation and entertaining, while the two shower rooms ensure ample convenience for all residents. The low maintenance gardens provide a perfect outdoor retreat without the burden of extensive upkeep, allowing you to enjoy your leisure time. Situated in a popular area, this home benefits from proximity to local schools and shopping facilities including Dalton Park., making daily errands and family needs easily accessible. This residence on Barnes Road is sure to meet your needs with its practical layout and desirable location. Don't miss the chance to view this delightful property that combines comfort and convenience in one appealing package. "Available Now"



### Entrance Hallway

Situated at the front of this impressive home, the entrance incorporates a staircase to the first floor accompanied with a radiator and an exterior double glazed door.

### Lounge 13'5" x 12'1" (4.10m x 3.70m)

Providing welcoming views across the front grounds this lovely reception room features a double glazed window complimenting the centrally positioned fireplace, a radiator and a useful storage cupboard inset into the alcove.

### Kitchen 15'5" x 6'10" (4.70m x 2.10m)

Nestled towards the rear of the property, the kitchen provides a wealth of both wall and floor cabinets finished in contemporary white colour tones and contrasting granite effect work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the private gardens. Accompaniments include a double glazed exterior door, plumbing for an automatic washing machine, a radiator and space for both a fridge and cooker.

### Ground Floor Wet Room W/c

Convenient for both families and clients with disabilities, this outstanding addition to the home offers a useful shower enclosure complete with an elevated shower, a low level W/c, pedestal hand wash basin, a double glazed frosted window to the rear and a radiator.

### Landing

Positioned at the top of the stairwell from the entrance hallway, this welcoming area features a double glazed window and offers accessibility into both double bedrooms and the first floor shower room W/c.

### Master Bedroom 11'5" x 10'2" to robes (3.50m x 3.10m to robes)

Located at the front of this wonderful home, the master bedroom incorporates a useful fitted wardrobe accompanied with a radiator and double glazed windows offering elevated views across the front grounds.

### Second Bedroom 11'5" x 10'5" (3.50m x 3.20m)

The second double bedroom provides elevated views over the rear gardens through double glazed windows and a radiator.

### Shower Room W/c

Located adjacent to the second bedroom at the rear of the property, this contemporary facility features a corner glazed shower enclosure complimenting the low level W/c and pedestal hand wash basin complete with mixer tap fittings. Further attributes include a radiator and a frosted double glazed window.

### Outdoor Space

The outdoor space has been structured to offer a pleasing lower than average maintenance area for outdoor enjoyment during the warm summer months. The front gardens comprise mostly of fenced patio areas with attractive single boarders whilst the rear gardens are securely timber fenced and made up of a largely paved patio inset with attractive shingle centrepieces accessed via the kitchen.

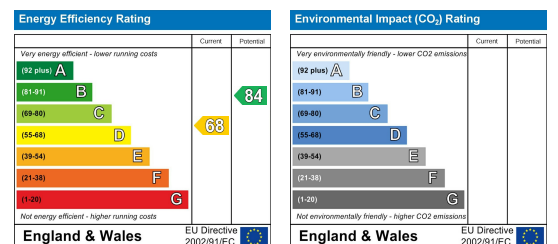
### Area Map



### Floor Plans



### Energy Efficiency Graph



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?** 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.