





MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Kestrel Avenue, Barnsley, S75 1DF

Offers Over £229,995

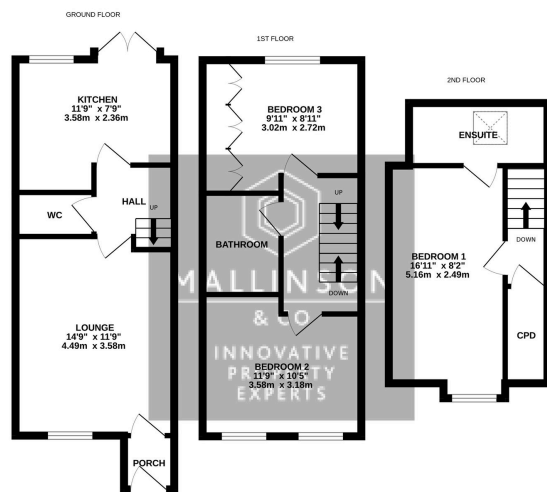
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- SEMI DETACHED
- SET OVER 3 FLOORS
- EN SUITE TO BEDROOM 1
- DRIVEWAY PROVIDING OFF STREET PARKING
- VIEWS OVER GREENSPACE
- 3 BEDROOMS
- MODERN OPEN PLAN DINING KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATELY ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



LOCATED ON THIS HIGHLY REGARDED MODERN DEVELOPMENT, THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED TOWNHOUSE OFFERS CONTEMPORARY LIVING ACROSS THREE FLOORS. ENJOYING A PLEASANT OPEN ASPECT OVER GREEN SPACE, THE PROPERTY FEATURES A HIGH-SPEC SHAKER STYLE DINING KITCHEN, SPACIOUS LOUNGE, ENSUITE TO THE PRINCIPAL BEDROOM AND AN ENCLOSED REAR GARDEN—MAKING IT IDEALLY SUITED TO COUPLES AND FAMILIES ALIKE. WITH OFF-STREET PARKING AND STYLISH DÉCOR THROUGHOUT. EARLY VIEWING IS HIGHLY RECOMMENDED. AVAILABLE WITH NO UPPER VENDOR CHAIN.



TOTAL FLOOR AREA: 914 sq. ft. (84.9 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metaphor C2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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