



47 Eagle Avenue, Barnsley, S75 1FE

£335,000

On the desirable Eagle Avenue in Barnsley, this stunning detached house offers a perfect blend of modern living and convenience. With four spacious bedrooms, this property is ideal for families seeking comfort and style. The high specification finish throughout the home ensures a luxurious feel, making it a delightful place to reside.

Upon entering, you are greeted by the inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. The open plan kitchen and dining room is a standout feature, providing a contemporary space for cooking and dining together. The kitchen is well-equipped and designed to meet the needs of any culinary enthusiast.

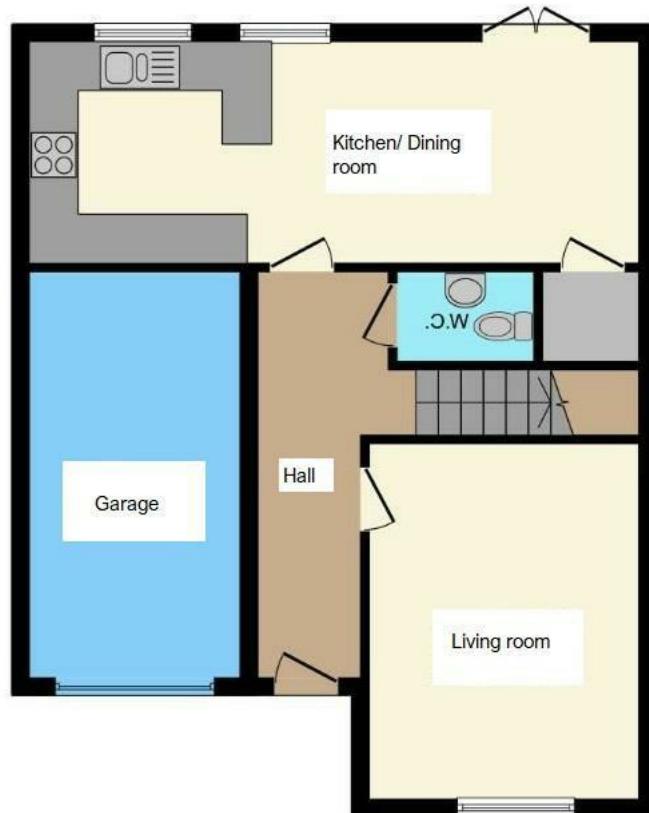
The property boasts two well-appointed bathrooms, ensuring ample facilities for the whole family. Outside, the large landscaped garden offers a serene retreat, ideal for outdoor gatherings or simply enjoying the fresh air. Additionally, off-street parking and a garage provide convenience and security for your vehicles.

Situated in an excellent location, this home is close to all essential amenities, including shops, schools, and the Barnsley Hospital. For those who require easy access to transport links, the motorway is just a short drive away, making commuting a breeze.

This exceptional property on Eagle Avenue is not just a house; it is a place to call home. With its impressive features and prime location, it presents a wonderful opportunity for anyone looking to settle in Barnsley. Don't miss the chance to make this beautiful house your own.

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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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 environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance hall**Living room**

14'0" x 10'4"

Kitchen/Dining room

23'11" x 8'8"

w/c**Landing****Bedroom 1 & En suite**

13'4" x 11'2"

Bedroom 2

14'0" x 10'4"

Bedroom 3

8'9" x 8'11"

Bathroom**Bedroom 4**

7'6" x 10'8"

Garage**Disclaimer**

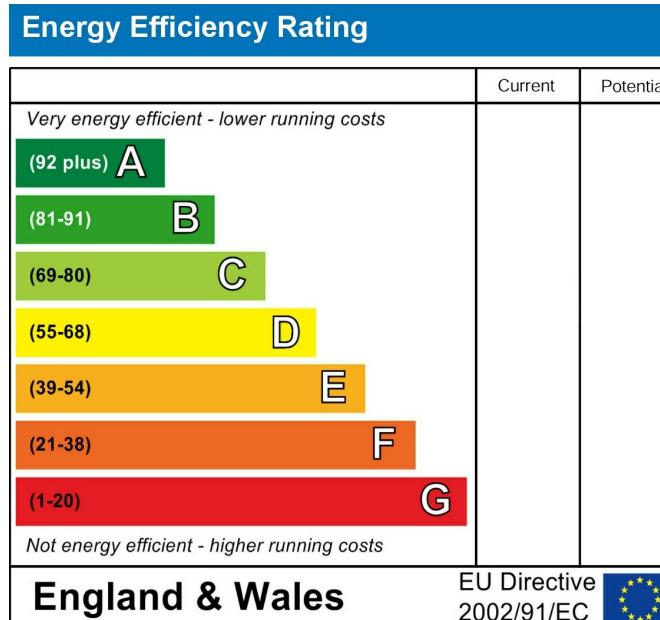
Disclaimer - Please note information within our sales particulars has been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

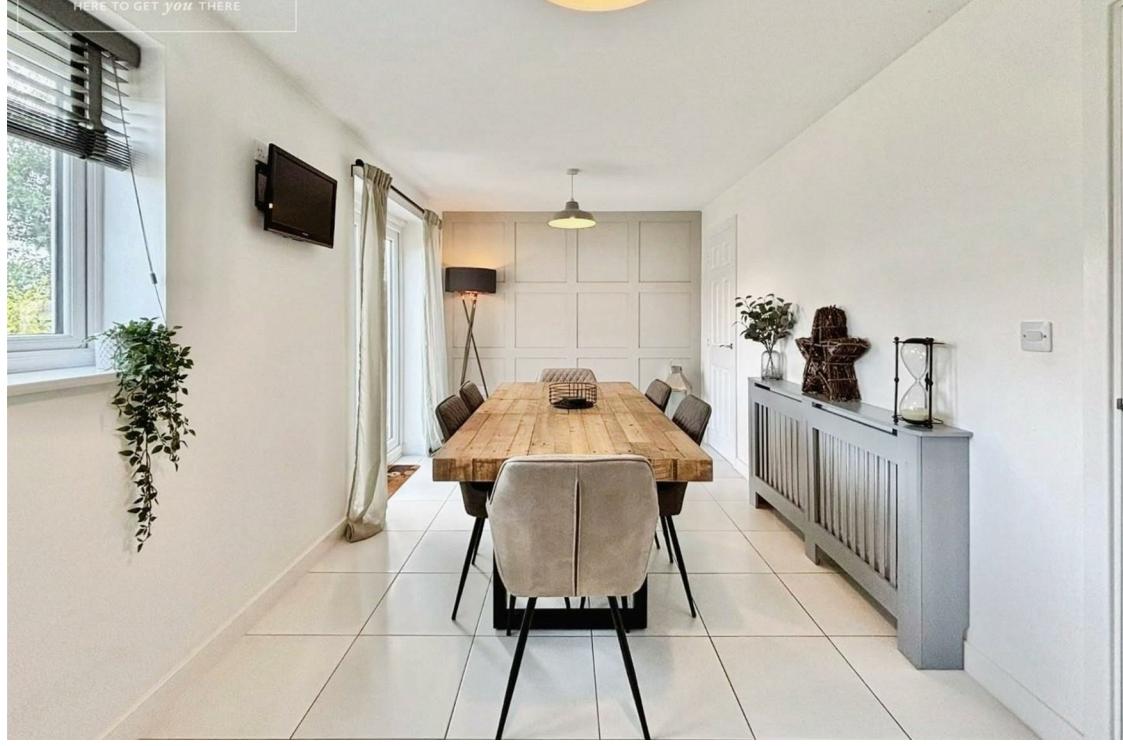
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures will be included in the sale and we therefore ask that you clarify this with the agents prior to purchase.

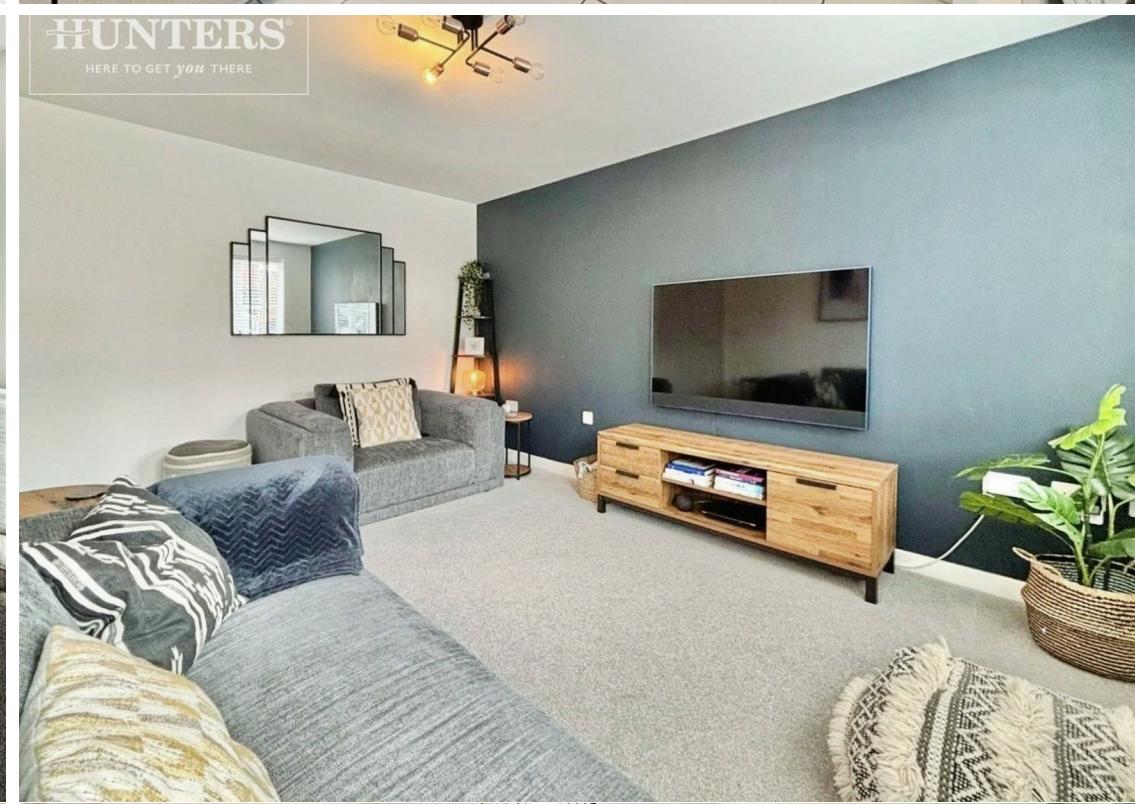
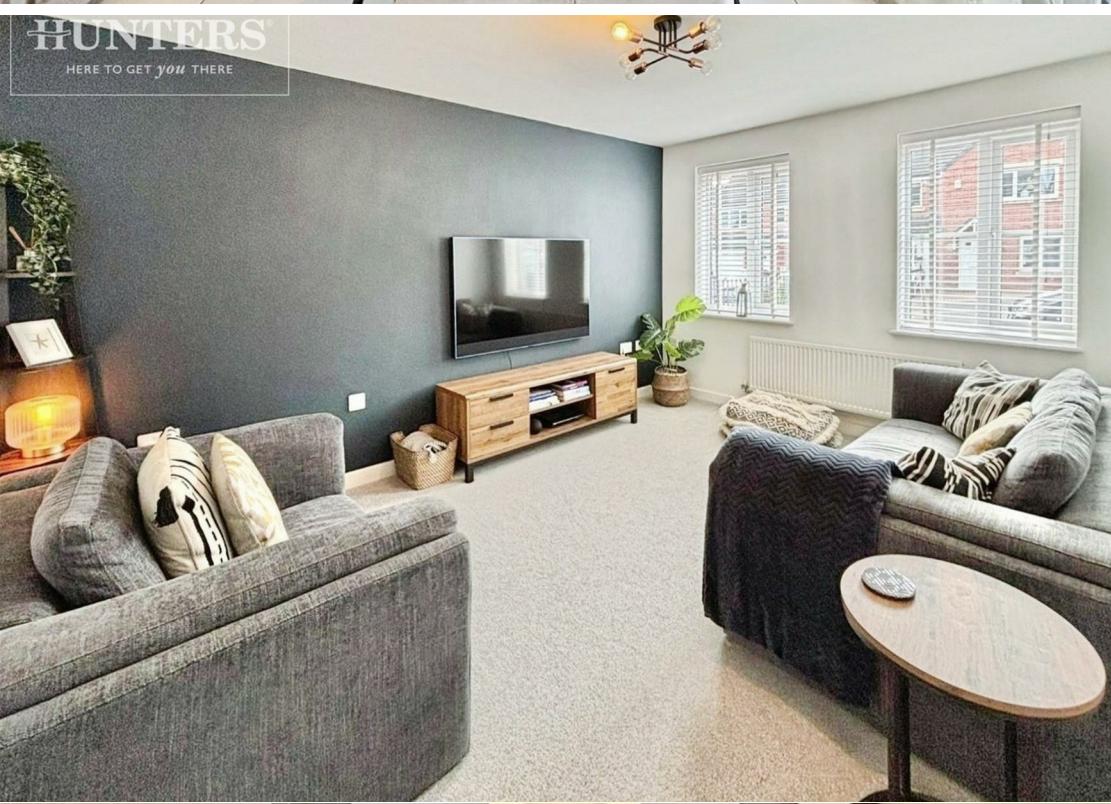
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

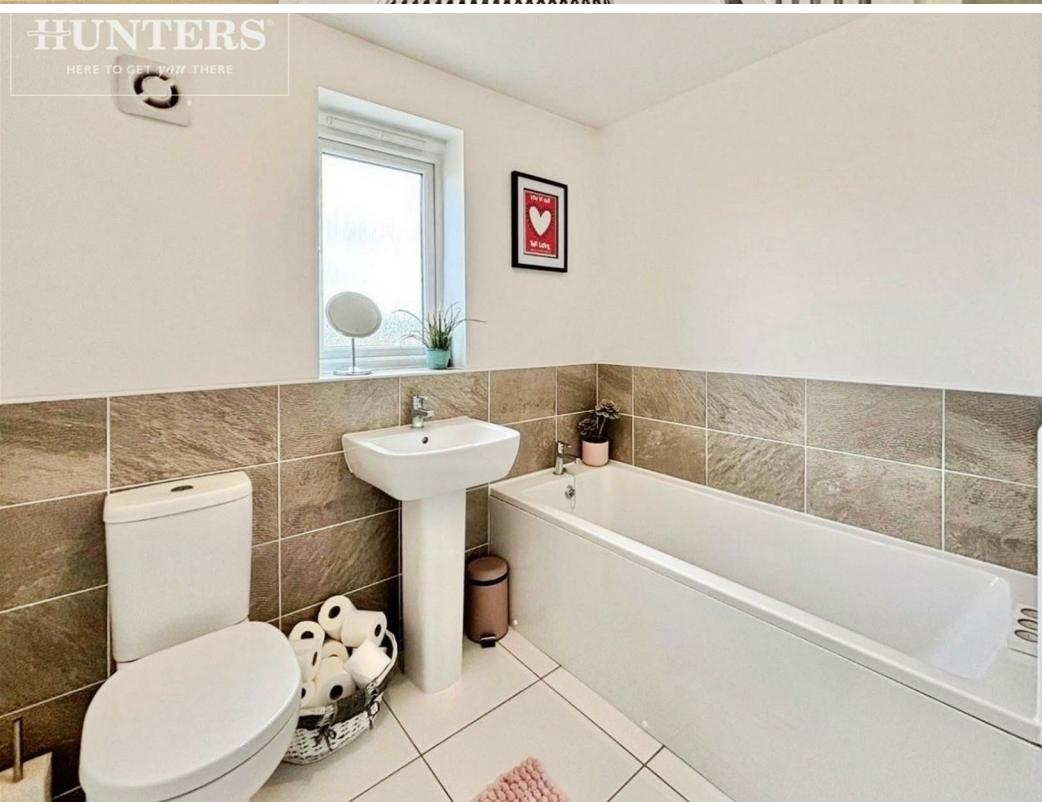
You are advised to check availability and book a viewing appointment prior to travelling to view.



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.









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