

HUNTERS®

HERE TO GET YOU THERE



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131 Sheffield Road., Birdwell, Barnsley, S70 5TA

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£130,000

In the desirable area of Birdwell, Barnsley, this stunning two-bedroom terrace house on Sheffield Road is an exceptional find, ready for you to move in and make it your own. As you enter, you are welcomed by a cosy lounge that exudes warmth and charm, leading seamlessly into a modern kitchen offering ample storage space, it is both functional and stylish, perfect for culinary enthusiasts and family gatherings alike.

The property boasts two spacious bedrooms, providing ample room for relaxation and personal space. The family bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this home is the garden, which offers a private retreat that backs onto picturesque fields. This serene outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family, all while enjoying the tranquillity of the surrounding nature.

Situated in a sought-after area, this property benefits from close proximity to local shops and excellent transport links, including easy access to the M1 motorway. This makes it an ideal location for commuters and those who appreciate the convenience of urban amenities while still enjoying a peaceful residential environment.

In summary, this delightful terrace house combines modern living with a touch of countryside charm, making it a perfect choice for first-time buyers, small families, or anyone looking to settle in a vibrant community. Don't miss the opportunity to view this lovely home.

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Sheffield Road



Ground Floor
 Approximate Floor Area
 409 sq. ft
 (38.06 sq. m)

First Floor
 Approximate Floor Area
 303 sq. ft
 (28.19 sq. m)

Approx. Gross Internal Floor Area 712 sq. ft / 66.25 sq. m

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

Produced by Elements Property

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		

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		

Living Room

12'9" x 12'9"

Kitchen

12'9" x 10'7"

Family Bathroom

7'1" x 5'10"


Bedroom 1

12'9" x 12'5"

Bedroom 2

10'5" x 10'2"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.





