

HUNTERS

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21 Squires Gardens, Barnsley, S71 5PJ

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Offers In The Region Of £210,000

GUIDE PRICE £210,000 - £220,000

Welcome to this charming semi-detached house located in the peaceful Squires Gardens, Barnsley. This modern home has been completed to a high standard throughout, offering a comfortable and stylish living space.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts two spacious double bedrooms, ensuring ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to all your needs.

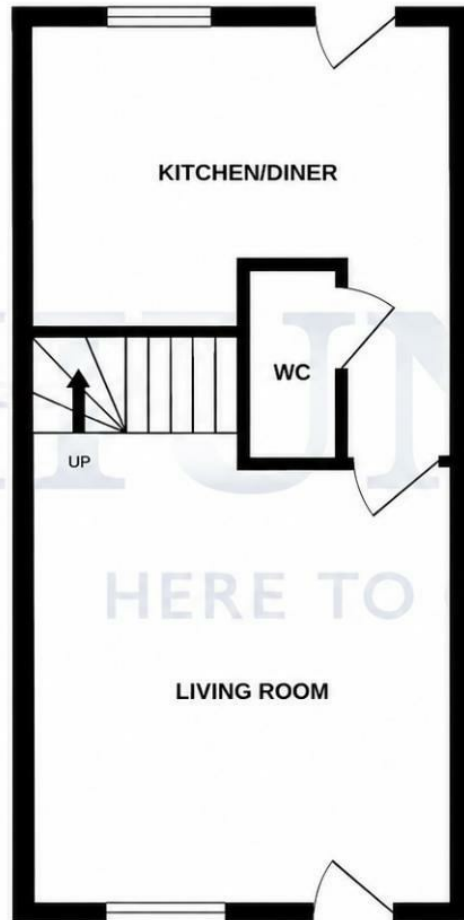
One of the standout features of this property is the private garden, which includes a block-paved seating area and low-maintenance artificial grass. This outdoor space is ideal for enjoying sunny days or hosting gatherings with family and friends.

In addition to its appealing interior and garden, this home offers off-street parking, providing convenience and peace of mind. The location is excellent, situated in a quiet area while still being well-connected for commuting to Barnsley, Sheffield, and Doncaster.

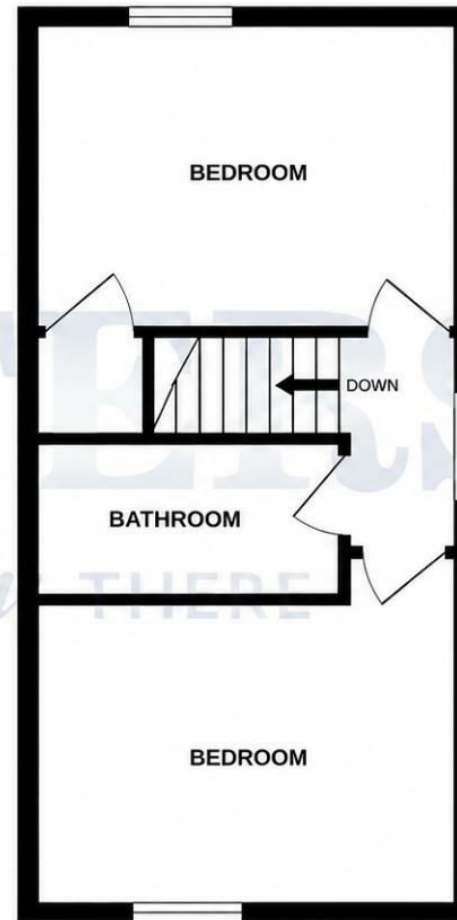
This property is perfect for those seeking a modern home in a tranquil setting, yet close to essential amenities and transport links. Don't miss the opportunity to make this delightful house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



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		

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		
England & Wales EU Directive 2002/91/EC		

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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.





