



76 Lilac Crescent

Hoyland, Barnsley, S74 9PW

Offers Over £160,000



An extended three-bedroom semi-detached home, offering generous family-sized accommodation with a rear extension. The property benefits from off-road parking, a good-sized rear garden, three well-proportioned bedrooms, and a family bathroom.

Situated on a popular estate in Hoyland, the home is conveniently located close to local amenities and transport link roads. This property is offered with vacant possession and is ready to move into straight away.

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GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with laminate flooring, a radiator, and a side-facing double-glazed window allowing natural light, with stairs rising to the first-floor landing.

LOUNGE

A well-proportioned front-facing lounge featuring a double-glazed window and radiator, creating a bright and comfortable living space.

DINING KITCHEN

A well-proportioned open-plan dining kitchen fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink with mixer tap. The space flows seamlessly into the dining area and sun room, ideal for modern living. Integrated appliances include an oven, hob, and extractor, with further space and plumbing for a fridge/freezer. Entrance door to the side and rear facing double glazed window.

SUN ROOM

A bright room overlooking the rear garden, featuring a radiator and plenty of natural light.

FIRST FLOOR

BEDROOM ONE

A well-proportioned bedroom with a front-facing double-glazed window and radiator.

BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window and radiator.

BEDROOM THREE

A well-proportioned third bedroom with a window and radiator.

BATHROOM

A modern three-piece bathroom suite, including a bath with shower over, WC, and wash hand basin, complemented by a heated towel rail and an obscure-glazed window for privacy.

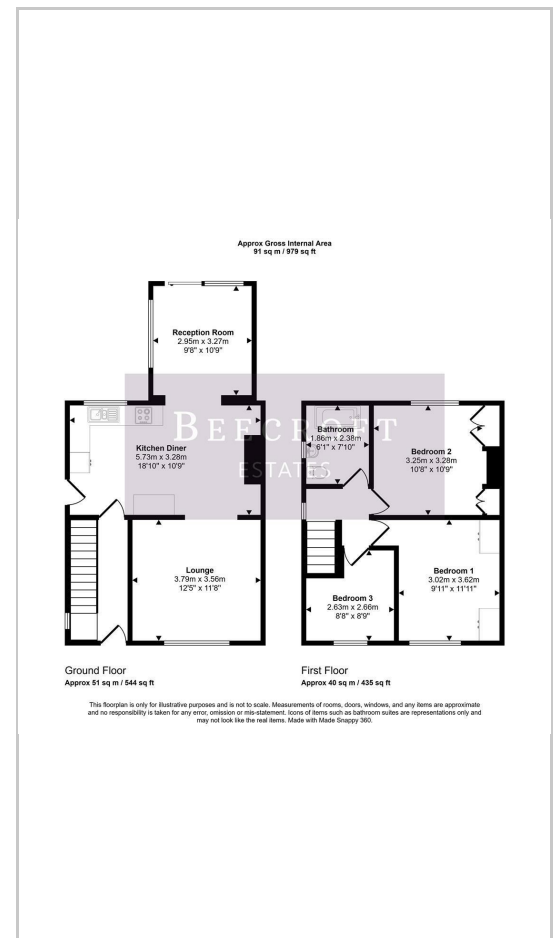
OUTSIDE

To the front, the property provides off-road parking, while to the rear there is a generously proportioned garden, ideal for entertaining.

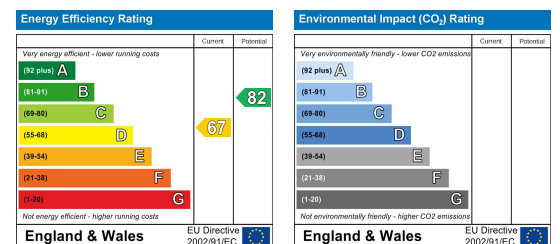
Area Map



Floor Plans



Energy Efficiency Graph



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