

HUNTERS®

HERE TO GET *you* THERE



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2 Dearne Road, Brampton, Barnsley, S73 0XA

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£175,000

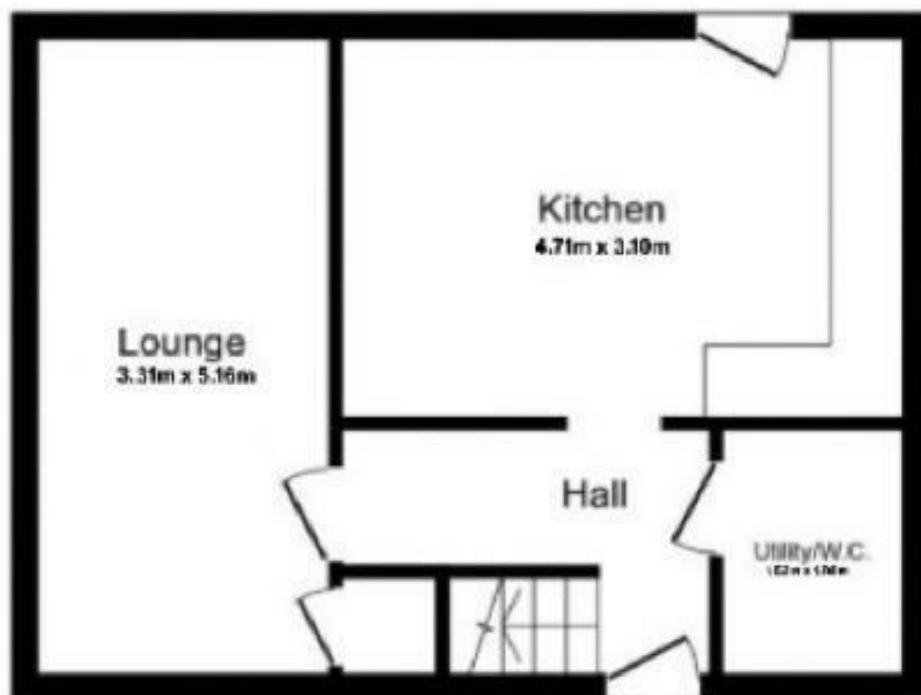
Located on Dearne Road in the charming area of Brampton, Barnsley, this delightful four-bedroom semi-detached family home offers a perfect blend of comfort and style. As you step inside, you are welcomed by a spacious and inviting large reception room, ideal for family gatherings or entertaining guests. The stylish bathroom adds a touch of modern elegance, ensuring that your daily routines are both practical and enjoyable.

One of the standout features of this property is the expansive rear garden, providing ample space for children to play, gardening enthusiasts to thrive, or simply for enjoying the outdoors in a tranquil setting. Additionally, the property boasts off-street parking for up to four cars, a rare convenience that enhances the appeal of this family home.

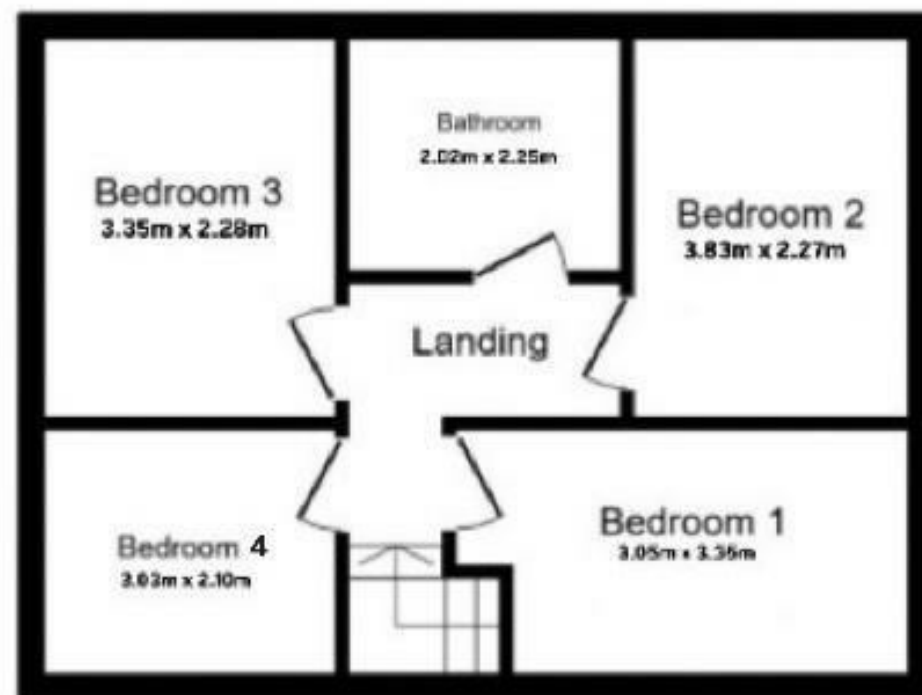
Situated in a prime location, this residence is conveniently close to a variety of amenities, including the picturesque Manvers Lake and the bustling Cortonwood Shopping Park. Whether you are seeking leisure activities, shopping options, or local services, everything you need is just a stone's throw away.

This property is not just a house; it is a place where cherished memories can be made. With its generous living space, modern features, and excellent location, it presents an exceptional opportunity for families looking to settle in a welcoming community. Do not miss the chance to make this lovely home your own.

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Ground Floor
Floor area 37.9 sq.m. (408 sq.ft.)



First Floor
Floor area 37.9 sq.m. (408 sq.ft.)

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		

Enterance

Lounge
10'10" x 16'11"

Kitchen
15'5" x 10'2"

Utility
4'11" x 6'5"

Landing

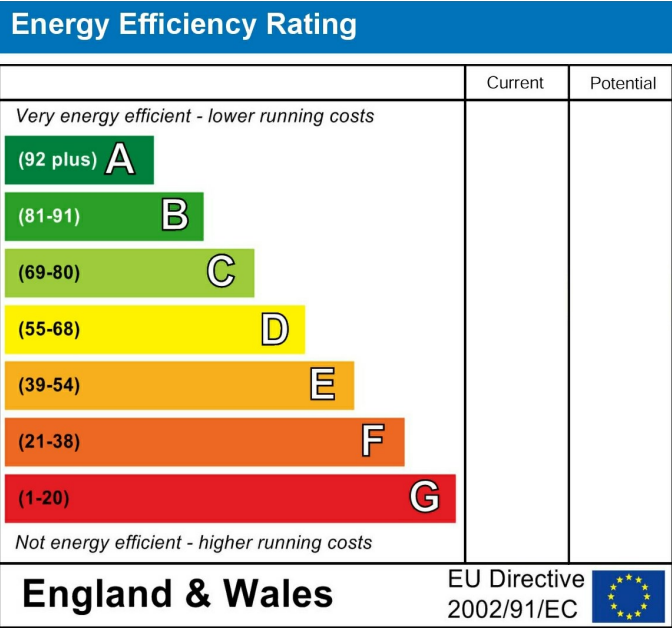
Master bedroom
10'0" x 10'11"

Bedroom 2
12'6" x 7'5"

Bathroom
6'7" x 7'4"

Bedroom 3
10'11" x 7'5"

Bedroom 4
9'11" x 6'10"



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.







