



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Barden Drive, Redbrook , Barnsley, S75 2QT

Fixed Price £260,000

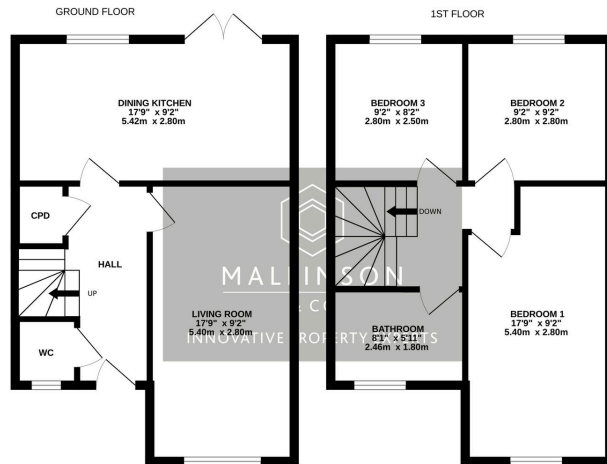
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- DETACHED
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS
- 3 BEDROOMS
- CONTEMPORARY DINING KITCHEN
- PRIVATELY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- IDEAL FOR FIRST TIME BUYER OR FAMILY PURCHASER



MODERN LIVING, PERFECTLY POSITIONED ... NESTLED WITHIN A QUIET CUL-DE-SAC ON A SOUGHT-AFTER MODERN DEVELOPMENT IN REDBROOK, THIS STYLISH THREE-BEDROOM DETACHED HOME OFFERS CONTEMPORARY LIVING WITH THOUGHTFUL DESIGN AND A LOCATION THAT BLENDS CONVENIENCE WITH COMMUNITY. ONE OF ONLY A HANDFUL OF HOMES BUILT ON THIS DEVELOPMENT, THE PROPERTY BOASTS A MODERN INTERIOR, CLEAN LINES AND WELL-PLANNED LIVING SPACES, MAKING IT IDEAL FOR FAMILIES, PROFESSIONALS OR ANYONE SEEKING A TURN-KEY HOME. EARLY VIEWING IS HIGHLY RECOMMENDED.



TOTAL FLOOR AREA: 874 sq ft. (81.2 sq.m) approx.  
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 02026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Mallinson & Co**

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT