



## 24 Bretton Close, Brierley, Barnsley, S72 9LP

Beautifully Presented Four Bedroom Townhouse | Popular Residential Estate | NO CHAIN

Offered to the market with NO ONWARD CHAIN, this beautifully presented four bedroom townhouse is situated on a highly sought-after residential estate and benefits from a detached garage and allocated parking space.

The ground floor offers a versatile reception room which would be ideal as a dining room, playroom or second living space, alongside a modern, well-appointed kitchen featuring patio doors that open directly onto the low-maintenance rear garden, perfect for both relaxing and entertaining. There is also plenty of storage and a downstairs WC.

To the first floor is a spacious lounge, providing an excellent living area, along with a double bedroom which benefits from a generous storage cupboard — this space could easily be converted back into an en suite if desired.

The top floor hosts the impressive master bedroom complete with fitted wardrobes and en suite shower room, as well as two further bedrooms and a contemporary family bathroom.

The property is beautifully presented throughout, offering flexible accommodation ideal for families or professionals alike. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

**£240,000**

- Gorgeous 4 Bedroom Town House
- Modern Interior Throughout
- Beautiful Fitted Kitchen
- Separate Dining Room / Office / Play Room
- Spacious Lounge on First Floor
- Master Bedroom with En Suite & Fitted Wardrobes
- 3 Further Bedrooms
- Detached Garage & Parking
- Great Location
- NO CHAIN



**Dining Room**  
4.25 x 2.68 m

**Hallway**  
5.35 x 2.68 m

**Kitchen**  
3.50 x 4.50 m



Approximate total area<sup>(1)</sup>  
40.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0

#### 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	