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HERE TO GET *you* THERE

34 Bourne Road, Worsbrough, Barnsley, S70 5JW

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£250,000

Welcome to this charming detached bungalow located on Bourne Road in the picturesque area of Worsbrough, Barnsley. This property boasts a spacious layout with one reception room, three cosy bedrooms, and a well-maintained bathroom.

Situated in a serene neighbourhood, this house offers the perfect blend of comfort and convenience. With off-street parking and a garage, you'll never have to worry about finding a spot for your vehicle.

As there is no vendor chain the purchasing process will be smooth and hassle-free, allowing you to move into your new home seamlessly. Additionally, being local to all amenities means that you'll have easy access to shops, schools, and other essential services.

Whether you're looking to settle down in a peaceful location or seeking a property with great potential, this detached bungalow on Bourne Road is sure to capture your heart. Don't miss out on the opportunity to make this house your home sweet home.

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The floor plan shows a rectangular layout. At the top left is **Bedroom 1** (10'11" x 10'8", 3.34m x 3.25m). To its right is **Bedroom 2** (12'8" x 12'4", 3.85m x 3.76m). Below Bedroom 1 are two small rooms, each labeled **S** (Storage). Below Bedroom 2 is the **Bathroom** (6'5" x 5'5", 1.95m x 1.64m). A central **Hallway** connects these rooms. At the bottom left is the **Kitchen** (10'3" x 9'1", 3.12m x 2.76m). To its right is the **Dining Room** (15'1" x 10'11", 4.60m x 3.33m). The plan includes doors for each room and a central hallway, as well as two storage areas (S).

**Bedroom 1**  
10'11" x 10'8"  
(3.34m x 3.25m)

**Bedroom 2**  
12'8" x 12'4"  
(3.85m x 3.76m)

**Bathroom**  
6'5" x 5'5"  
(1.95m x 1.64m)

**Hallway**

**Bedroom 3**  
12'10" x 10'0"  
(3.91m x 3.06m)


**Kitchen**  
10'3" x 9'1"  
(3.12m x 2.76m)

**Dining Room**  
15'1" x 10'11"  
(4.60m x 3.33m)

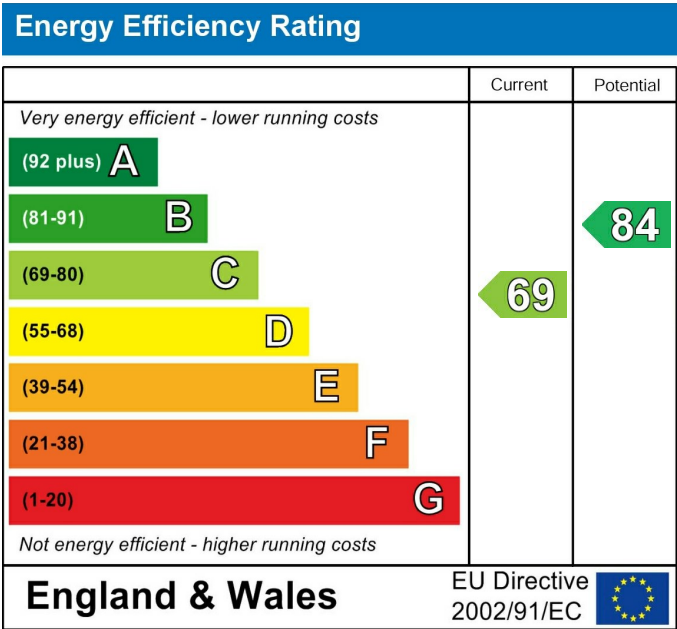
**S**

**S**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

- Hallway
- Lounge/ Dining room  
11'1" x 15'1"
- Kitchen  
9'2" x 10'5"
- Bedroom one  
10'9" x 11'1"
- Bedroom two  
12'5" x 11'9"
- Bedroom three  
13'1" x 12'1"
- Family bathroom  
6'6" x 5'2"



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.



