



HUNTERS®

HERE TO GET *you* THERE

15 Tuscany Gardens, Barnsley, S70 3QH

15 Tuscany Gardens, Barnsley, S70 3QH

Offers Over £170,000

Welcome to this charming semi-detached house located in the desirable area of Tuscany Gardens, Barnsley. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

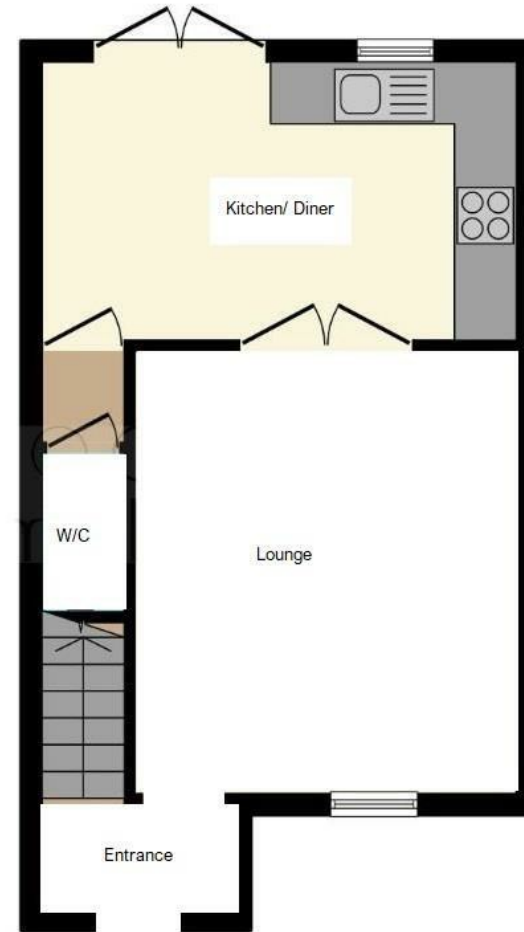
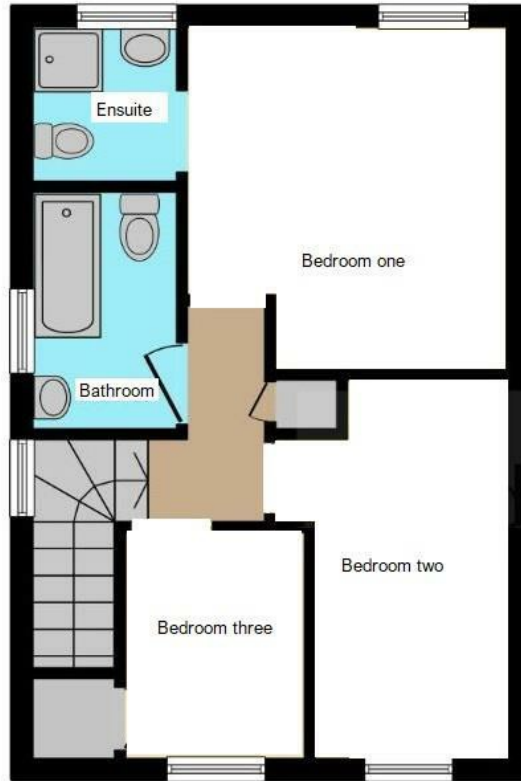
One of the standout features of this property is its generous land, which is more extensive than most on the estate. This corner plot offers ample outdoor space, including front, side, and rear gardens, providing a wonderful opportunity for gardening enthusiasts or families with children who wish to play outside. The property also benefits from off-street parking for up to three vehicles, ensuring convenience for residents and visitors alike.

Inside, the house is modern throughout, with two bathrooms that cater to the needs of a busy household. The contemporary design and thoughtful layout create a welcoming atmosphere, making it easy to settle in and feel at home.

Situated close to all local amenities, this property offers the perfect blend of comfort and convenience. With shops, schools, and parks just a short distance away, you will find everything you need within easy reach.

In summary, this semi-detached house in Tuscany Gardens is a fantastic opportunity for anyone looking for a modern home with ample outdoor space and convenient access to local facilities. Don't miss your chance to make this lovely property your own.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



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	

Cloak room
5'0" x 31'3"

Lounge
14'2" x 12'0"

Kitchen/Dining
5'0" x 8'9"

Master bedroom
10'9" x 10'4"

En-suite
5'1" x 4'8"

Bedroom 2
12'2" x 6'1"

Bedroom 3
6'8" x 5'11"

Bathroom
7'8" x 4'8"

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	

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.

