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53 Bruce Avenue, Barnsley, S70 4EB

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Offers Over £120,000

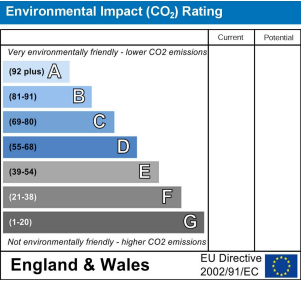
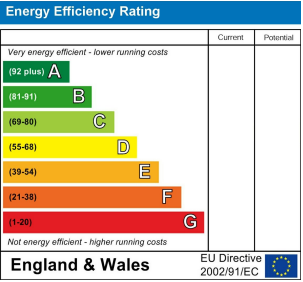
On the charming Bruce Avenue in Barnsley, this delightful two-bedroom semi-detached home offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by an open living and dining area that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The space is filled with natural light, enhancing the sense of openness and warmth.

The property boasts two spacious bedrooms, providing ample room for rest and personal space. Each bedroom is designed to be a tranquil retreat, ensuring a peaceful night's sleep.

One of the standout features of this home is the gated driveway, offering both security and convenience for your vehicles. Additionally, the large private garden is a true gem, providing a perfect outdoor space for family gatherings, gardening, or simply enjoying the fresh air in a serene setting.

This semi-detached home on Bruce Avenue is not just a property; it is a place where memories can be made. With its excellent location and thoughtful design, it presents an ideal opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this lovely house your new home.

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**Lounge/Dining**

21'7" x 16'3"

**Kitchen**

10'9" x 9'6"

**Bedroom 1**

10'9" x 9'10"


**Bedroom 2**

8'2" x 10'10"

**Bathroom**

5'8" x 5'10"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.





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