



## Cutty Lane

Old town, Barnsley, S75 2TE

Asking Price £325,000



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Located in the highly regarded Old Town area of Barnsley, this exceptional three-bedroom detached house presents a unique opportunity for families, professionals, and NHS staff alike. Just a five-minute walk from Barnsley Hospital, the property combines convenience with a desirable, established neighbourhood.

The home features a modern design, enhanced by solar panels, offering both energy efficiency and potential savings on utility bills. A gated entrance leads to a spacious driveway, providing ample parking and added peace of mind.

Inside, the well-appointed living spaces are designed for modern life, making them ideal for family gatherings or a quiet morning coffee. The private rear garden is a true highlight, offering a tranquil retreat for children to play, for gardening enthusiasts, or simply for relaxing outdoors in a peaceful setting.



Hallway

Garage

Lounge 13'3" x 12'0" (4.04m x 3.68m)

Dining Room 10'0" x 8'11" (3.05m x 2.74m )

Kitchen 14'0" x 9'10" (4.29m x 3.02m)

Landing

Bathroom 7'10" x 5'11" (2.4m x 1.81m )

Bedroom One 12'2" x 11'8" (3.71m x 3.56m )

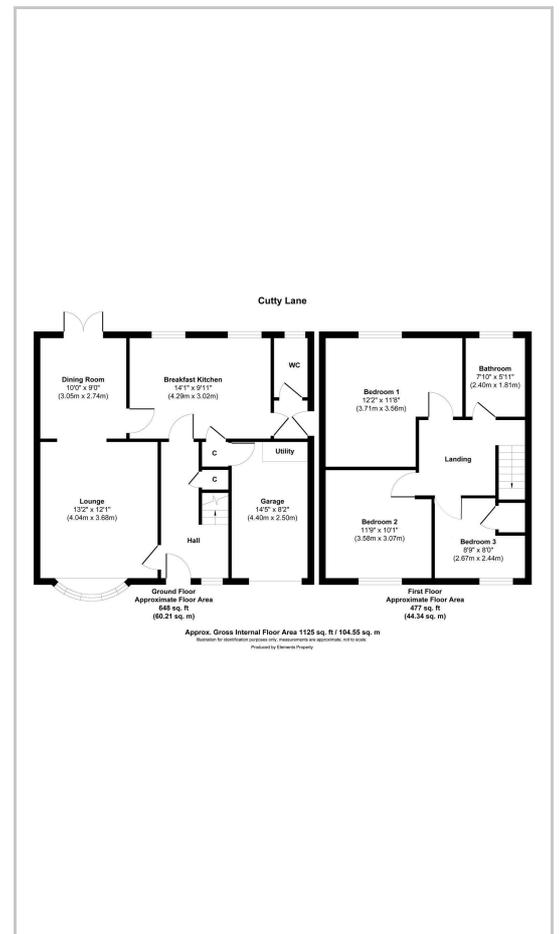
Bedroom Two 11'8" x 10'0" (3.58m x 3.07m)

Bedroom Three 8'9" x 8'0" (2.67m x 2.44m )

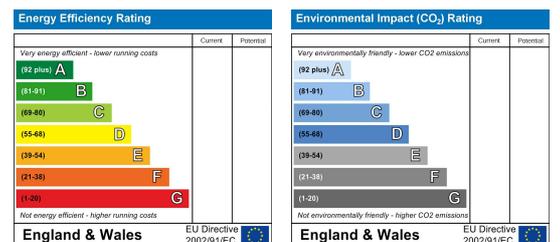
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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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