



12 Sheffield Road, Birdwell, Barnsley, S70 5UZ

Asking Price £135,000

NO CHAIN!

On Sheffield Road in the charming area of Birdwell, Barnsley, this delightful two-bedroom house presents an excellent opportunity for both investors and first-time buyers. The property boasts a spacious sitting room, providing a comfortable area for relaxation and entertaining guests. The open kitchen and dining space is designed for modern living, allowing for seamless interaction while cooking and dining.

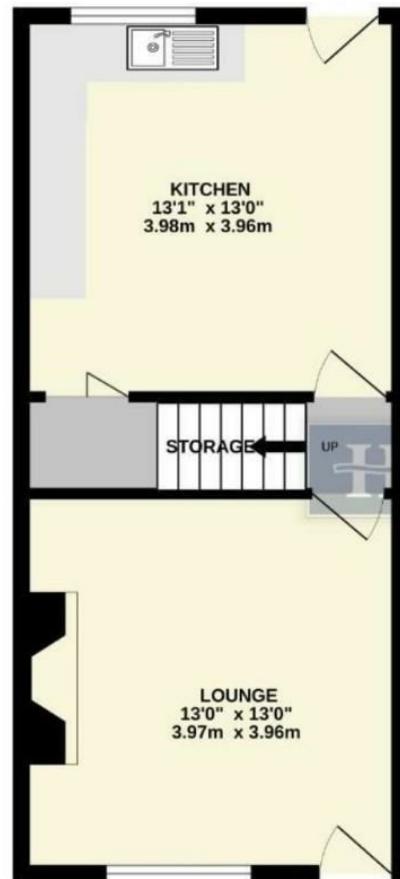
One of the standout features of this home is the generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The location is highly convenient, with easy access to all local amenities, ensuring that everything you need is just a stone's throw away.

This property is not only a wonderful place to call home but also a smart investment choice in a growing area. With its appealing features and prime location, this house is sure to attract interest. Don't miss the chance to view this lovely home and envision the possibilities it holds.

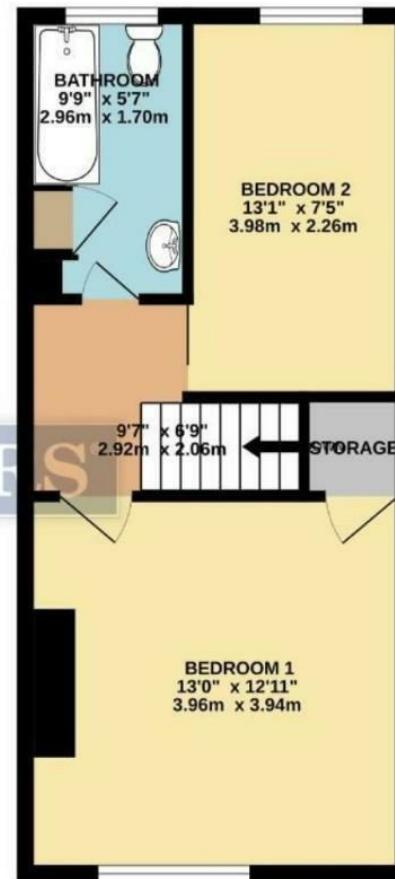
Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155

[barnsley@hunters.com](mailto:barnsley@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**Lounge**

13'1" x 13'1"

**Kitchen | Dining room**

13'1" x 13'1"

**Landing****Family bathroom**

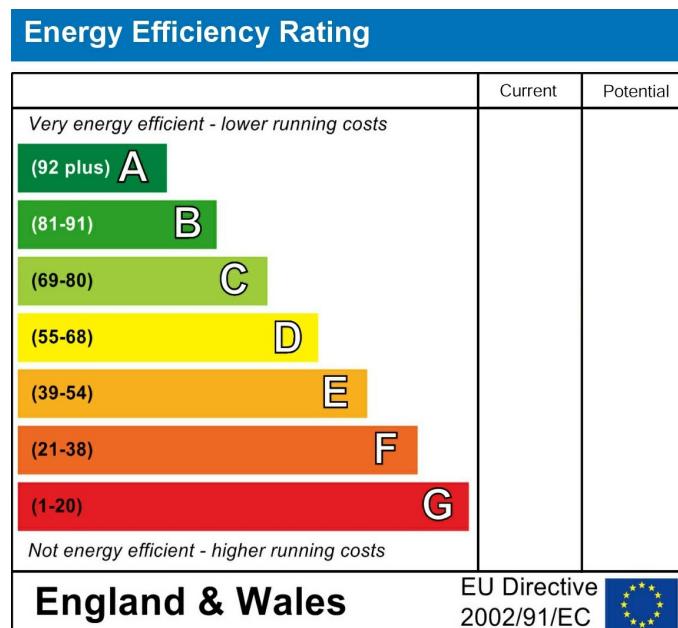
9'10" x 5'6"

**Bedroom 1**

13'1" x 13'1"

**Bedroom 2**

13'1" x 7'6"



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.

