



4 Melvinia Crescent, Barnsley, S75 1DZ

£340,000

Situated in the charming area of Melvinia Crescent, Barnsley, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly neighbourhood.

As you approach the house, you will appreciate its attractive exterior, which hints at the character and charm found within. The interior offers a spacious layout, allowing for both relaxation and entertaining. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

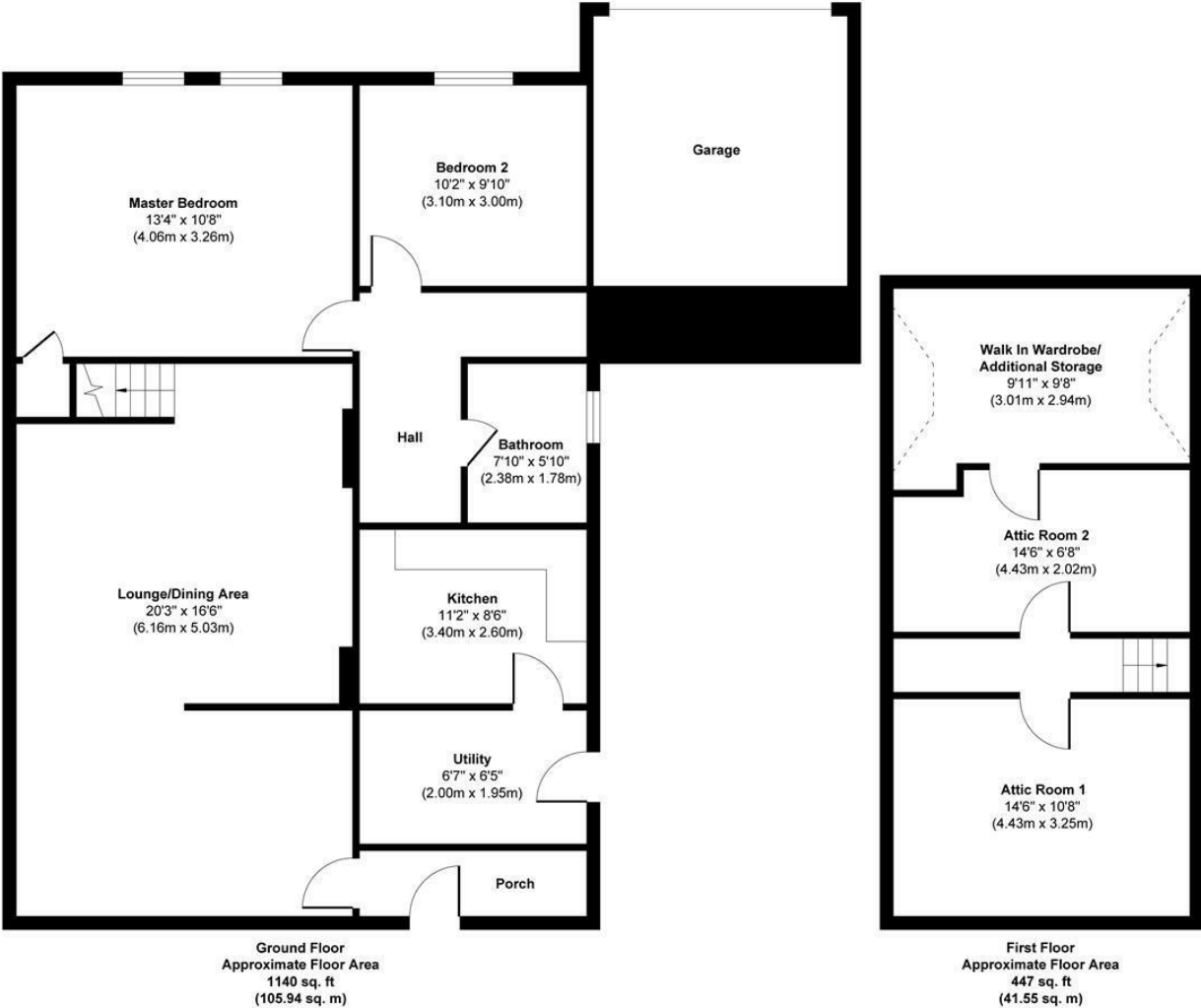
The kitchen is well-equipped, providing ample space for culinary adventures and family gatherings. It seamlessly connects to the dining area, making it ideal for hosting dinner parties or enjoying casual meals with loved ones. The bedrooms are generously sized, offering a peaceful retreat at the end of a long day.

The surrounding area of Barnsley is known for its community spirit and convenient amenities. Residents can enjoy nearby parks, shops, and is in walking distance to reputable schools perfect for young families. Excellent transport links ensure easy access to the wider region, allowing for both work and leisure pursuits.

In summary, this house on Melvinia Crescent is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Do not miss the chance to make this lovely property your new home.

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

4 Melvinia Crescent



Approx. Gross Internal Floor Area 1587 sq. ft / 147.49 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Porch

Utility room

6'6" x 4'9"

Lounge/ Dining room

20'4" x 16'4"

Kitchen

11'1" x 8'6"

Bathroom

7'8" x 5'10"

Bedroom 1

13'3" x 10'8"

Bedroom2

10'2" x 9'10"

Bedroom 3

14'6" x 10'7"

Bedroom 4

14'6" x 6'6"

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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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