

HUNTERS[®]

HERE TO GET *you* THERE



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90 Martin Croft, Silkstone, Barnsley, S75 4JS

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Offers In The Region Of £350,000

In the charming town of Silkstone, Barnsley, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Situated on Martin Croft, the property is located in a sought-after area, making it an ideal choice for families, retirees, or anyone seeking a peaceful retreat. A standout feature of the property is the large rear extension, creating an impressive amount of additional living accommodation, ideal for growing families or those looking for extra reception space.

Upon entering, you are welcomed by a spacious lounge that invites relaxation and social gatherings. The dining room provides an excellent space for family meals, while the well-appointed kitchen is perfect for culinary enthusiasts. A stunning conservatory extends the living space, allowing you to enjoy the beauty of the garden throughout the year.

The bungalow features three generously sized bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents and guests.

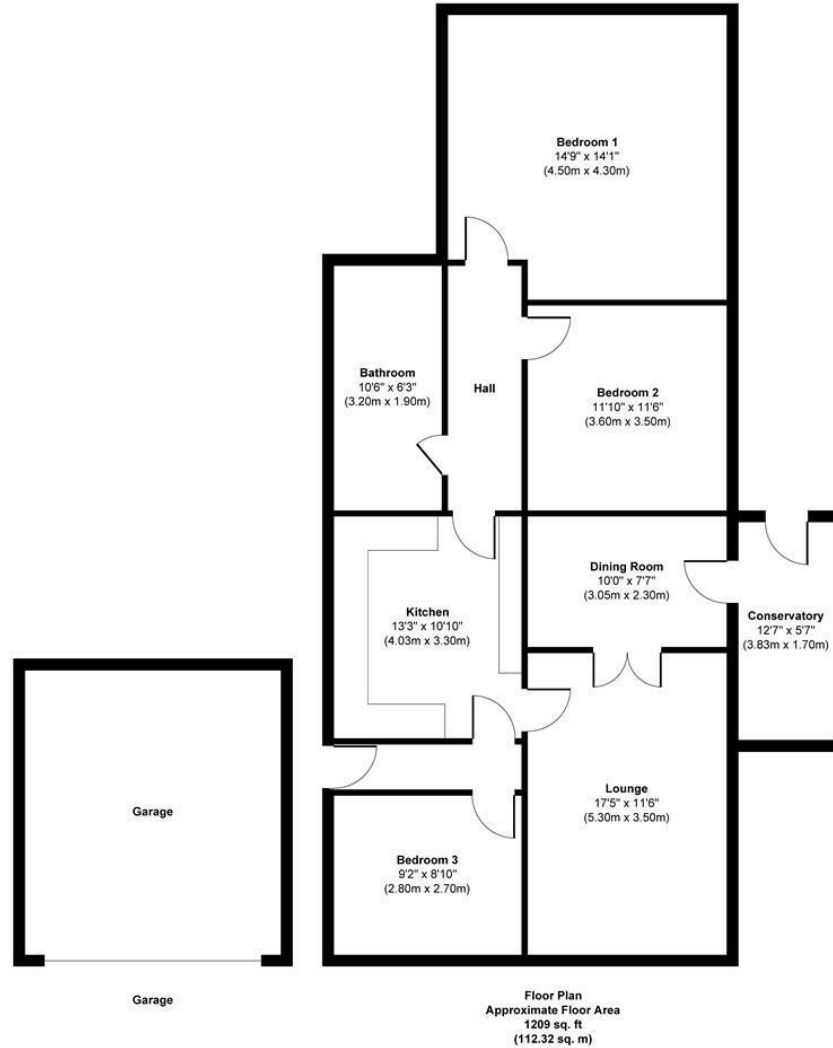
Outside, the property boasts a detached garage and off-street parking, a valuable asset in this friendly neighbourhood. The spacious rear garden is a true highlight, offering a tranquil outdoor space for gardening, entertaining, or simply enjoying the fresh air.

The location is superb, with local walks, cafes, shops, and bars just a stone's throw away. This vibrant community is perfect for those who appreciate a blend of nature and urban amenities.

Do not miss the opportunity to make this lovely bungalow your new home. Book your viewing today and experience all that this wonderful property has to offer.

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Martin Croft



Approx. Gross Internal Floor Area 1209 sq. ft / 112.32 sq. m (Excluding Garage)

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

Produced by Elements Property

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	

Lounge

17'4" x 11'5"

Dining room

10'0" x 7'6"

Kitchen

13'3" x 10'9"

Conservatory

12'7" x 5'6"

Bedroom 1

14'9" x 14'1"

Bedroom 2

11'9" x 11'5"


Bedroom 3

9'2" x 8'10"

Family Bathroom

10'5" x 6'2"

Detached Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.





