

HUNTERS[®]

HERE TO GET *you* THERE



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74 Eastfield Crescent, Staincross, Barnsley, S75 6DN

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£285,000

In the desirable area of Eastfield Crescent, Staincross, Barnsley, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The open-plan kitchen and dining area is a highlight of the home, boasting modern design and oak flooring that adds a touch of elegance to the ground floor. This layout not only enhances the flow of the living space but also creates a warm and welcoming atmosphere for family gatherings.

The property benefits from a large private garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Off-street parking is also available, ensuring that you have a secure and convenient place for your vehicle.

Situated in an excellent location, this home is just a stone's throw away from local shops, pubs, and schools, making daily errands and family life a breeze. Public transport links are also easily accessible, providing excellent connectivity to the surrounding areas.

In summary, this delightful detached house on Eastfield Crescent is a wonderful opportunity for those looking for a spacious and well-located family home. With its attractive features and proximity to local amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

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

74 Eastfield Crescent



Ground Floor
 Approximate Floor Area
 467 sq. ft
 (43.46 sq. m)

First Floor
 Approximate Floor Area
 387 sq. ft
 (36.00 sq. m)

Approx. Gross Internal Floor Area 854 sq. ft / 79.46 sq. m

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	

Entrance hall

Lounge

18'4" x 11'9"

Kitchen/ Dining room

15'5" x 11'9"

Snug

11'1" x 6'10"

Landing

Bedroom one

11'9" x 9'2"


Bedroom two

11'9" x 9'2"

Bedroom three

9'6" x 6'2"

Family bathroom

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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.









