

# HUNTERS®

HERE TO GET *you* THERE

57 Eagle Avenue,, Barnsley, S75 1FE

£340,000

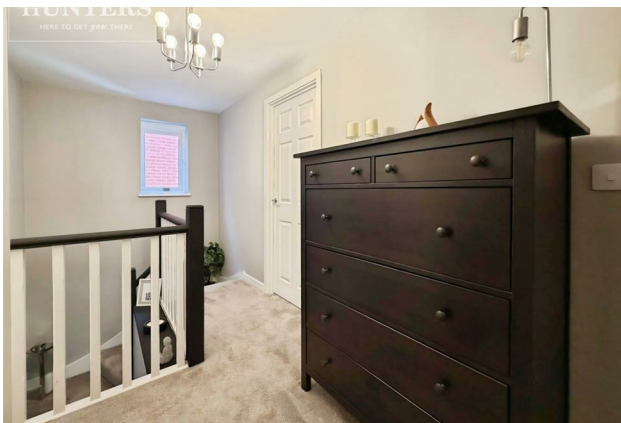
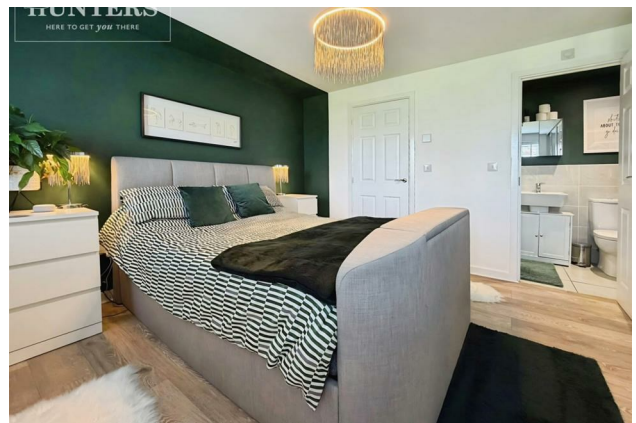
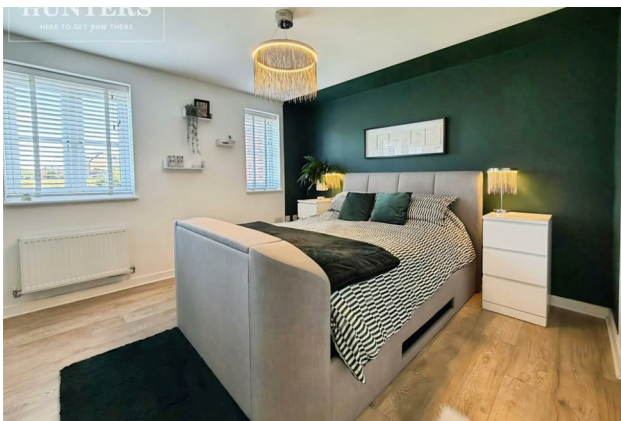
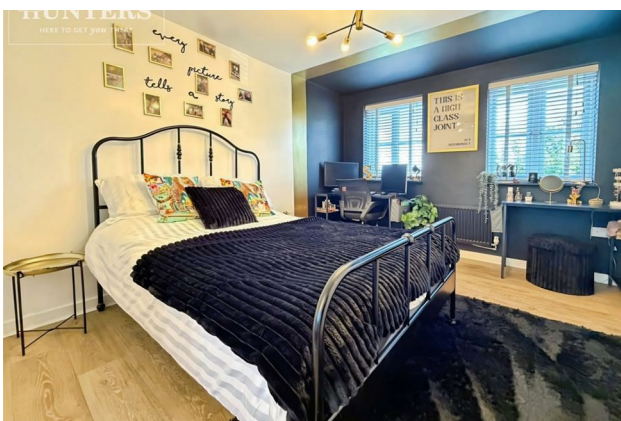
Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Property Images



# HUNTERS®

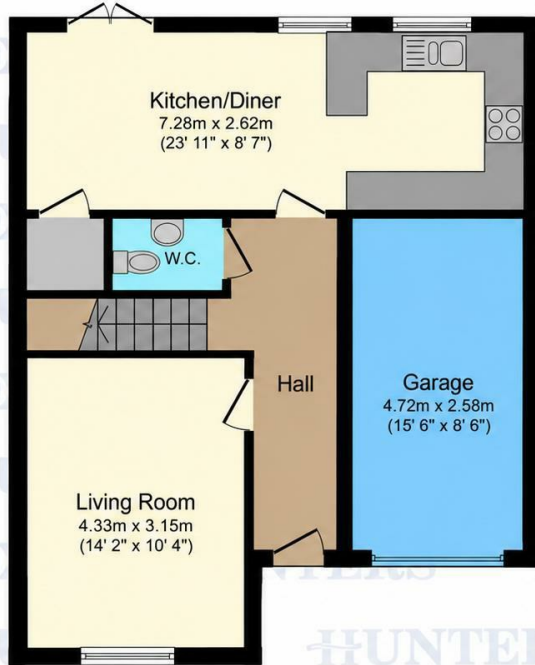
HERE TO GET *you* THERE

## Property Images

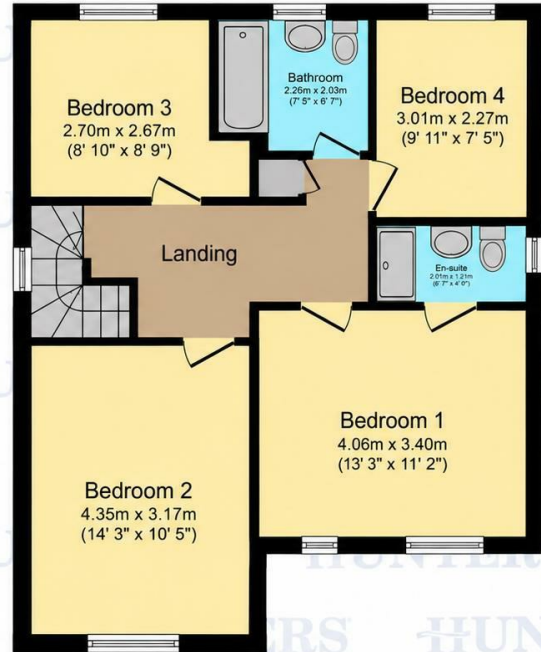


# HUNTERS®

HERE TO GET *you* THERE



**Ground Floor**



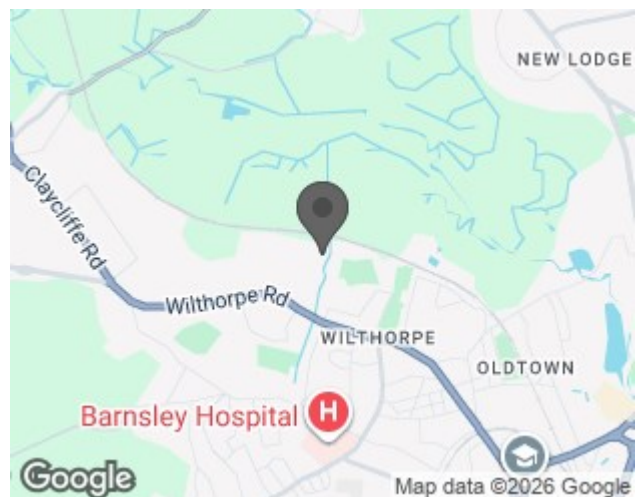
**First Floor**

Total floor area 125.6 m<sup>2</sup> (1,352 sq.ft.) approx

## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>98</b>               |
| (81-91) <b>B</b>                            | <b>83</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Welcome to this stunning four-bedroom detached home located on Eagle Avenue in the charming town of Barnsley. This property is a true gem, boasting a modern design throughout and situated in a lovely neighbourhood that offers both tranquillity and convenience.

As you enter the home, you are greeted by a spacious entrance hall that leads into a bright and inviting living room, complete with an electric fire and a stylish panelled media wall, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the gorgeous modern kitchen diner, which features a breakfast bar and integrated appliances, making it an ideal space for family meals and gatherings. Additionally, there is a convenient downstairs WC for guests.

The property comprises four generously sized bedrooms, ensuring ample space for family or guests. The master bedroom benefits from an en suite shower room, providing a private retreat, while a modern family bathroom serves the other bedrooms, offering both comfort and style.

Outside, you will find off-road parking for multiple vehicles, a well-sized rear garden, and the added benefit of being located on a peaceful estate. The neighbourhood is family-friendly, featuring tennis courts and beautiful greenery just across the road, perfect for leisurely walks and outdoor activities. Furthermore, the property is conveniently close to the M1 motorway, transport links, and local schools, making it an excellent choice for families and commuters alike.

This delightful home is not to be missed, offering a perfect blend of modern living and community spirit in a sought-after location.

## Features

- Stunning four-bedroom detached home
- Modern and stylish throughout
- Spacious entrance hall and bright living room
- Electric fire and panelled media wall
- Modern kitchen diner with breakfast bar
- Integrated appliances and downstairs WC
- Master bedroom with en-suite shower room
- Modern family bathroom
- Off-road parking and well-sized rear garden
- Peaceful family-friendly estate close to tennis courts, greenery, schools, transport links and M1