



12 Eden Close, Barugh Green, Barnsley, S75 1RA

£295,000

- NO VENDOR CHAIN

Eden Close, Barugh Green, Barnsley, this larger than average detached bungalow presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The accommodation includes three well-proportioned bedrooms, providing ample space for family or guests, alongside two bathrooms that enhance the practicality of daily living.

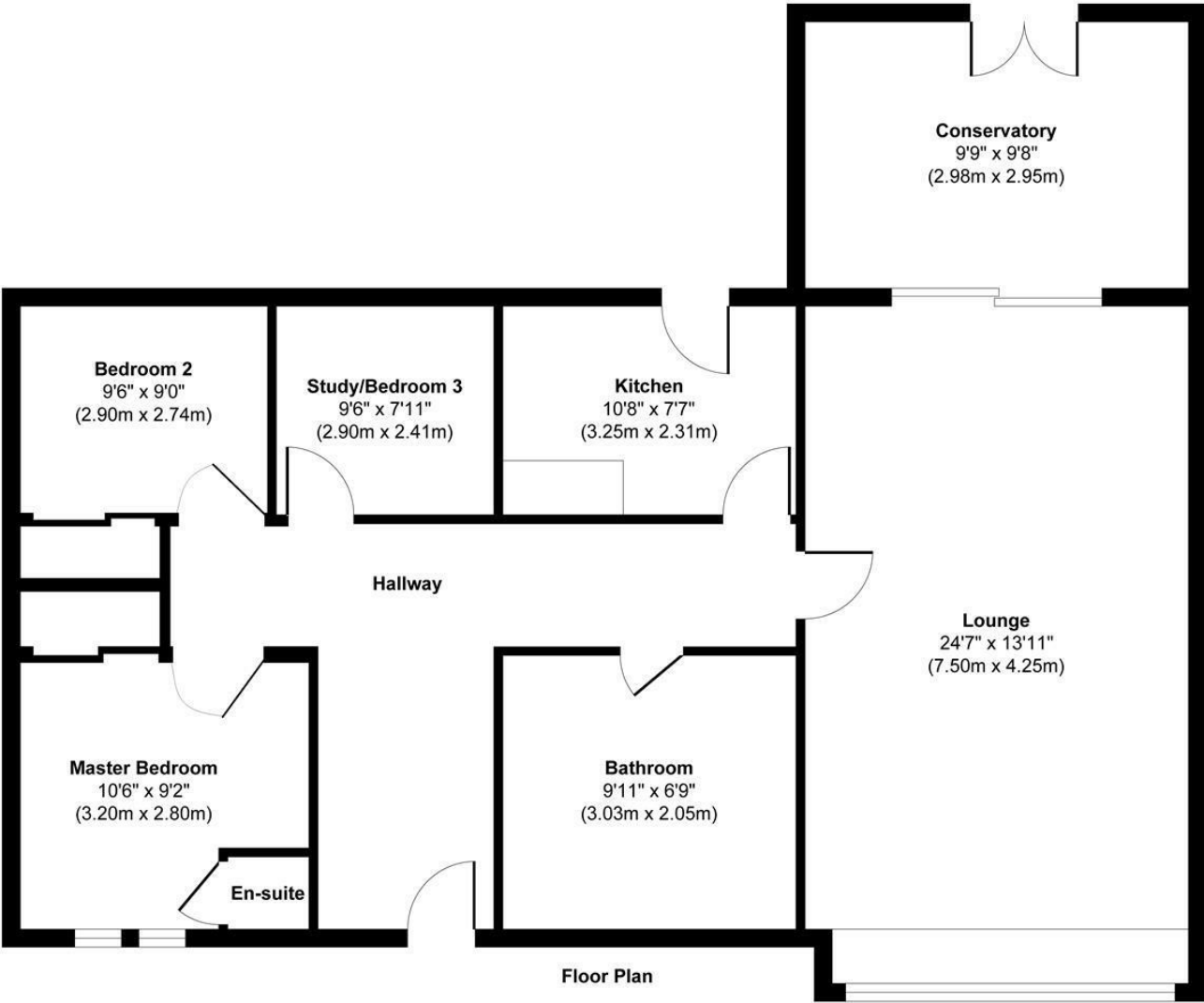
One of the standout features of this bungalow is the absence of a vendor chain, allowing for a smooth and swift transition for prospective buyers. The property is complemented by off-street parking and a garage, ensuring that your vehicles are secure and easily accessible.

The private garden offers a serene outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the location is highly advantageous, being in close proximity to local shops, schools, and other amenities in the S75 area, making it a perfect choice for families and individuals alike.

This delightful bungalow combines comfort, convenience, and a sense of community, making it a must-see for anyone looking to settle in this charming part of Barnsley. Don't 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

Eden Close



Approx. Gross Internal Floor Area 1131 sq. ft / 105.11 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/ Dining room

13'11" x 24'7"

Conservatory

9'9" x 9'8"

Kitchen

10'7" x 7'6"

Bedroom 1

10'5" x 9'2"

En suite

Bedroom 2

8'11" x 9'6"

Bedroom 3

7'10" x 9'6"

Family bathroom

6'8" x 9'11"

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	

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.







HUNTERS®

HERE TO GET *you* THERE



