

HUNTERS[®]

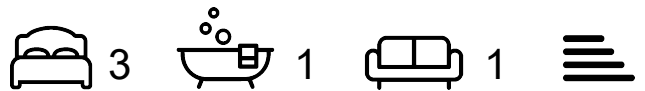
HERE TO GET *you* THERE



9 Galway Close

Barnsley, S71 4FR

Offers In Excess Of £210,000



Delighted to welcome to the market this beautiful three bedroom family home situated in Royston, Barnsley. Boasting from its lovely gardens, a single detached garage, ample off road parking, generously spacious rooms, PVCu double glazing, gas central heating and a perfect nearby location to amenities and transport links. Briefly accommodating a lounge, dining room, kitchen, conservatory, three bedrooms with an en suite leading from the first bedroom and house bathroom.

Call Hunters Estate Agents today to arrange your highly advised viewing and avoid disappointment.



Entrance room

Lounge 14'9" x 12'5" (4.5m x 3.8m)
The lounge offers fitted carpets, a wall mounted radiator and a large elevated PVCu double glazed window.

Dining room 9'2" x 6'6" (2.8m x 2m)
The dining room is fitted with carpets, includes a wall mounted radiator and a PVCu double glazed doors leading to the conservatory.

Kitchen 9'10" x 8'2" (3m x 2.5m)
The kitchen is fitted with a range of traditional base units featuring a ceramic inset sink with mixer tap over. Also with oak wood work surfaces, a wall mounted radiator and an elevated double glazed window.

Rear entrance

W/C

Conservatory 9'10" x 9'10" (3m x 3m)
The spacious conservatory provides laminate wood flooring, an elevated PVCu double glazed window surrounding and PVCu double glazed French style patio doors.

Landing

Family bathroom
The house bathroom features a three piece suite comprising a low flush WC, vanity wash hand basin and panel bath with shower over. Also with a wall mounted radiator and an elevated PVCu double glazed window.

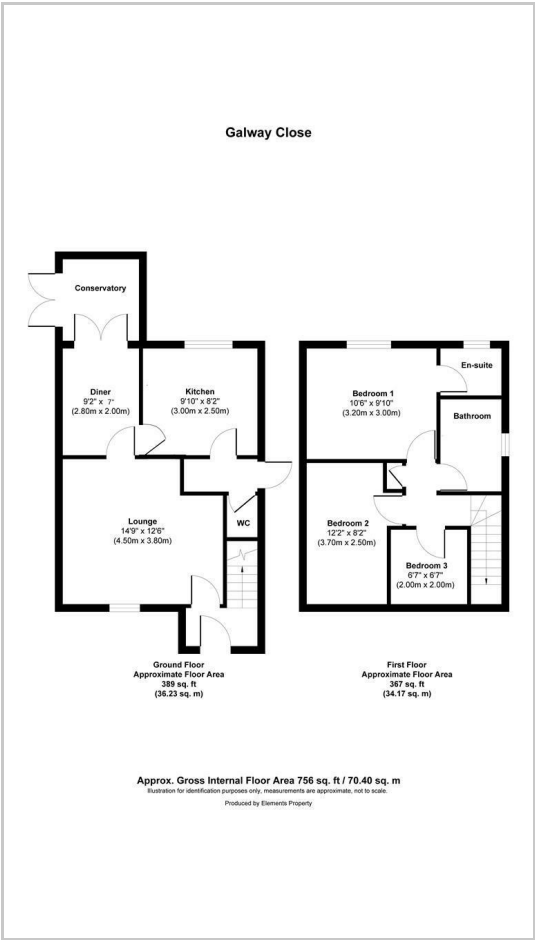
Bedroom one 10'5" x 9'10" (3.2m x 3)
The first bedroom provides fitted carpets, a wall mounted radiator and a elevated PVCu double glazed window.

En suite
Leading from the first bedroom is the en suite featuring a three piece modern suite that includes a low flush WC, vanity wash hand basin and a walk in shower cubicle.

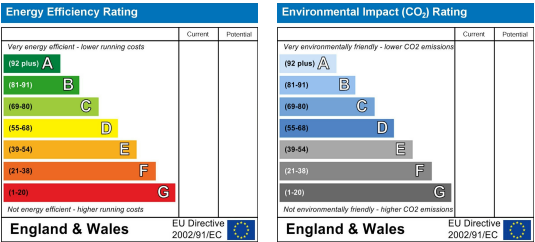
Bedroom two 12'1" x 8'2" (3.7 x 2.5)
The second bedroom offers fitted carpets, a wall mounted radiator and a elevated PVCu double glazed windows.

Bedroom three 6'6" x 6'6" (2m x 2m)
The third bedroom has fitted laminate flooring, a wall mounted radiator and an elevated PVCu double glazed window. The third bedroom also has a over stairs storage cupboard.

Area Map



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.