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23 Falmouth Close, Barnsley, S71 2QQ

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Offers In The Region Of £185,000

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space.

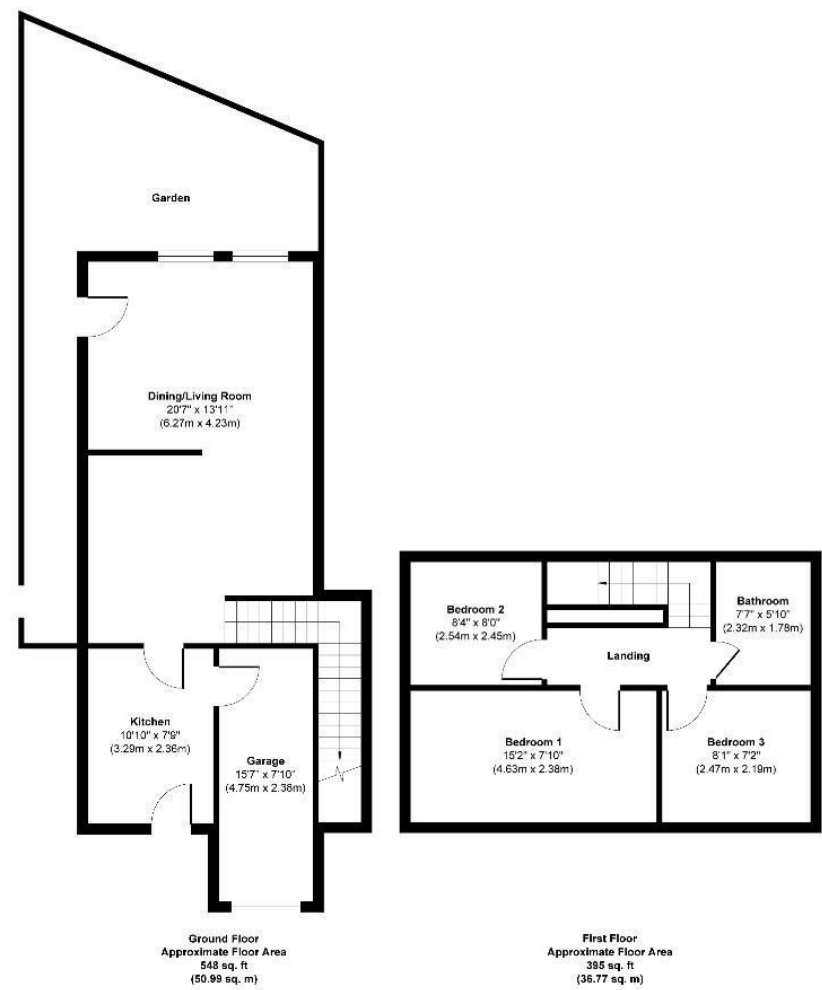
As you enter, you will be greeted by a spacious layout that allows for easy living and entertaining. The well-proportioned rooms provide ample natural light, creating a warm and inviting atmosphere throughout the home. The property boasts a private garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

In addition to the lovely outdoor space, the house features a driveway and a garage, providing convenient off-street parking and extra storage options. This is a significant advantage in today's busy world, ensuring that you have everything you need right at your fingertips.

Falmouth Close is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location.

In summary, this semi-detached house on Falmouth Close is a wonderful choice for anyone seeking a spacious and comfortable home with the added benefits of a private garden and parking facilities. Don't miss the chance to make this lovely property your own.

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Approx. Gross Internal Floor Area 943 sq. ft / 87.76 sq. m (Including 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/Dining

13'10" x 20'6"

This inviting lounge boasts stylish laminate oak flooring, creating a warm and contemporary feel throughout. The generous space is complemented by elegant dado rail wall trims, adding a refined decorative touch. Arched door frames lead gracefully into the adjoining dining area, enhancing the open, flowing layout. A striking fireplace serves as a central feature, perfect for cosy evenings and relaxed entertaining.

Flowing effortlessly from the lounge, the dining room features the same laminate oak flooring, ensuring a cohesive and elegant finish. This spacious area is bathed in natural light from a large window overlooking the garden, creating a bright and welcoming atmosphere. A back door provides direct access to the outdoor space, perfect for indoor-outdoor living. A radiator ensures year-round comfort, making this an ideal setting for both everyday meals and entertaining guests.

Kitchen

7'8" x 10'9"

The kitchen boasts durable laminate flooring and sleek black countertops, creating a stylish and practical workspace. It's equipped with an integrated oven, gas hob, and extractor fan, combining contemporary convenience with efficient functionality. This well-designed kitchen is perfect for everyday cooking and entertaining.

Bedroom one

8'1" x 7'2"

This well-presented single bedroom features soft fitted carpet for added comfort and warmth. With white walls creating a fresh, neutral backdrop, the space feels bright and airy. A window allows in plenty of natural light, while a radiator ensures year-round comfort. There's also room for storage, making this a practical and cosy

retreat—ideal as a guest room, home office, or personal haven.

Bedroom two

8'3" x 8'0"

A bright and comfortable room featuring fitted carpet and fresh white walls, creating a clean and airy feel. The window brings in plenty of natural light, and a radiator provides year-round warmth. With space for storage and furnishings, this room offers flexibility for a variety of uses.

Bedroom three

15'2" x 7'9"

This neatly presented bedroom is fitted with soft carpet flooring and benefits from built-in storage, including wardrobes and overhead bridging units positioned around the bed area—ideal for maximising space and keeping belongings neatly organised. A window allows for natural light, enhancing the bright and practical layout of the room.

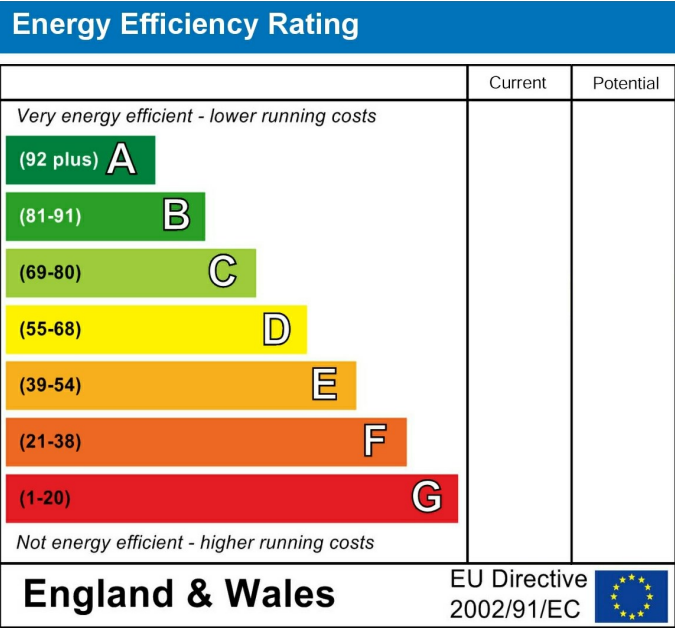
Bathroom

7'7" x 5'10"

The bathroom features tiled flooring and tiled walls around the bath area for a sleek, water-resistant finish, while the remaining walls are neatly painted to maintain a fresh, modern look. A full-sized bath is complemented by an overhead shower, offering versatility for both quick showers and relaxing soaks.

Garden

Just off the dining area lies a private patio space, ideal for alfresco dining or morning coffee. Enclosed by secure fencing and surrounded by mature trees, this secluded area offers a peaceful retreat with a sense of natural privacy. Whether used as an extension of the kitchen or a quiet outdoor haven, it's a perfect blend of functionality and tranquility.



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.







