

HUNTERS[®]

HERE TO GET *you* THERE



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70 Kestrel Avenue, Barnsley, S75 1DF

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£215,000

Welcome to this charming two-bedroom semi-detached house located on the picturesque Kestrel Avenue in Barnsley. Located within a delightful estate, this property boasts a prime location that is both peaceful and convenient, making it an ideal choice for families and professionals alike.

As you enter the home you are greeted by the inviting entrance hall, which takes you into the cosy living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The living area seamlessly flows into a modern kitchen and dining room, which is designed for both functionality and style. This space is ideal for family meals or hosting dinner parties, ensuring that you have everything you need at your fingertips. Additionally, the convenience of a downstairs WC adds to the practicality of the layout.

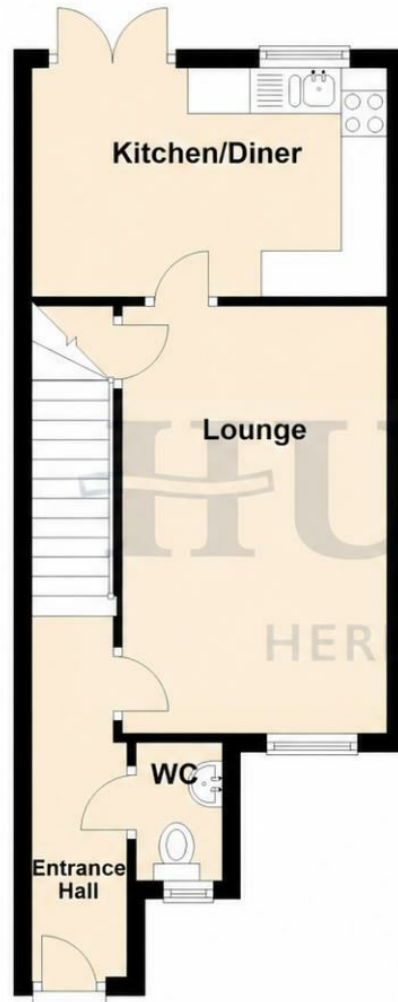
Upstairs, you will find two spacious bedrooms that provide ample room for rest and personalisation. These well-proportioned rooms are perfect for a growing family or for those who require a home office space. The family bathroom is thoughtfully designed, catering to all your needs.

Outside, the property features a lovely rear patio garden, offering a private outdoor space for relaxation or gardening enthusiasts. The driveway provides off-street parking, ensuring that you have a secure place for your vehicle.

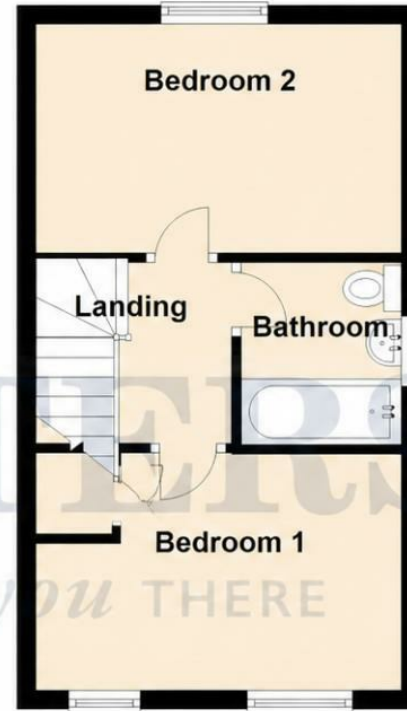
This delightful home on Kestrel Avenue is not just a property; it is a place where memories can be made. With its modern amenities and charming features, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

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Ground Floor



First Floor



This floor plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(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

15'1" x 9'5"

Kitchen and Dining Room

12'8" x 8'2"

Downstairs WC

Bedroom 1


12'7" x 8'5"

Bedroom 2

12'7" x 8'1"

Family Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



