



HUNTERS[®]
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11 Herons Way, Birdwell, Barnsley, South Yorkshire, S70 5SF

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Offers In The Region Of £200,000

In the charming area of Birdwell, Barnsley, this delightful semi-detached bungalow on Herons Way offers a perfect blend of comfort and convenience. With no vendor chain, this property is ready for you to move in and make it your own.

The bungalow features a spacious reception room that welcomes you with warmth and light, ideal for both relaxation and entertaining. It boasts two generously sized double bedrooms, providing ample space for rest and privacy. Additionally, the converted attic offers extra versatility, whether you envision it as a home office, a playroom, or additional storage.

The property includes a well-appointed bathroom, ensuring all your needs are met. Outside, you will find off-street parking that accommodates multiple vehicles, a significant advantage in this area. An external building equipped with electricity adds further utility, perfect for hobbies or as a workshop.

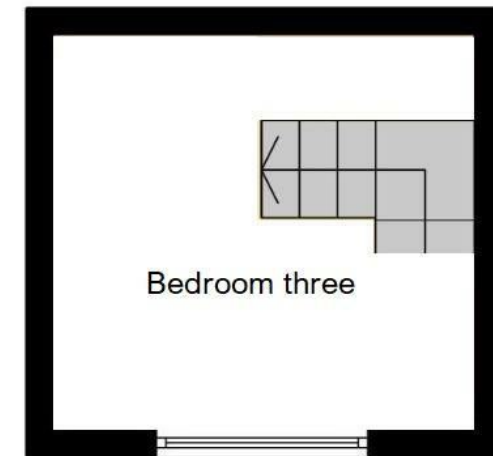
The private garden is a true highlight, offering a serene outdoor space where you can unwind and enjoy lovely views. This tranquil setting is complemented by the convenience of being close to local shops, the motorway, and public transport links, making commuting and daily errands a breeze.

This bungalow is an excellent opportunity for those seeking a peaceful yet accessible lifestyle in South Yorkshire. Don't miss the chance to view this charming property and envision your future here.

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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating

Rating	Score Range	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			
Target		60	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	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			
Target		60	82

England & Wales EU Directive 2002/91/EC

Lounge
18'4"x 10'2"

Kitchen
12'5" x 9'2"

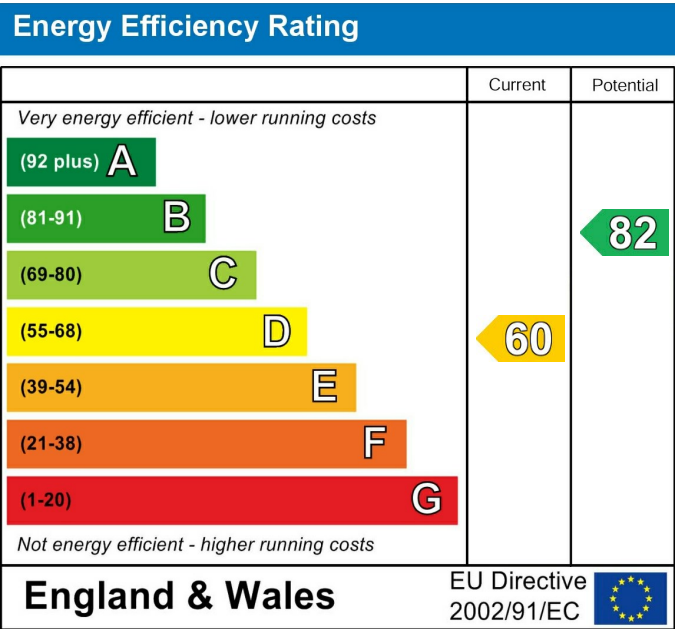
Hallway

Shower room
6'6" x 5'10"

Bedroom one
10'9" x 11'1"

Bedroom two
8'10" x 8'6"

Attic room
14'1" x 11'9"



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.









