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26 Eagle Avenue, Barnsley, S75 1FD

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Offers In Excess Of £280,000

Eagle Avenue, Barnsley, this charming detached house presents an ideal opportunity for families seeking a modern and comfortable home. Boasting three well-proportioned bedrooms, this property offers ample space for relaxation and privacy. The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

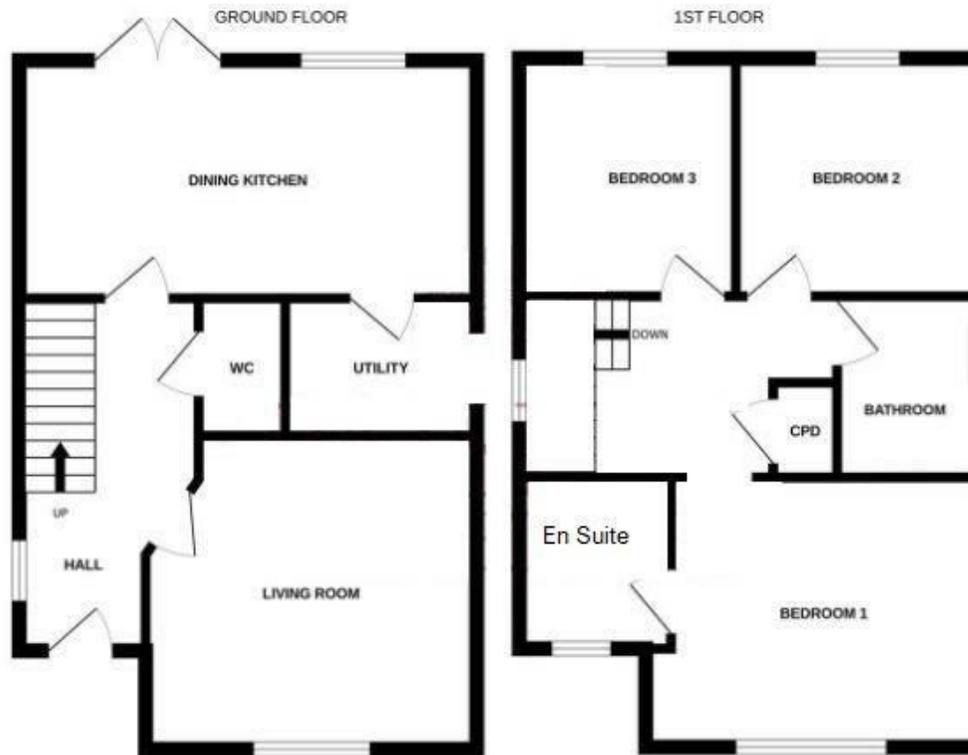
The heart of the home is undoubtedly the open plan kitchen and dining room, which creates a warm and inviting atmosphere for family gatherings and culinary adventures. This contemporary space is designed for both functionality and style, making it a joy to cook and dine in.

With two bathrooms, including an en-suite, the property ensures convenience for busy mornings and provides a touch of luxury for your daily routine. The private rear garden is a delightful retreat, offering a peaceful outdoor space for children to play or for adults to unwind after a long day.

Off-street parking and a detached garage add to the practicality of this home, providing secure storage and easy access for vehicles. The excellent location means you are just a stone's throw away from a variety of amenities and transport links, making commuting and daily errands a breeze.

This modern family home on Eagle Avenue is not just a house; it is a place where memories can be made. With its thoughtful design and prime location, it is sure to attract those looking for a perfect blend of comfort and convenience. Do not miss the chance to make this wonderful property your new home.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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