

# HUNTERS®

HERE TO GET *you* THERE



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27 Agnes Road, Barnsley, S70 1NJ

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£80,000

Situated on Agnes Road, this three-bedroom mid-terrace property presents an excellent opportunity for investors, developers, and builders seeking a full renovation project with strong potential.

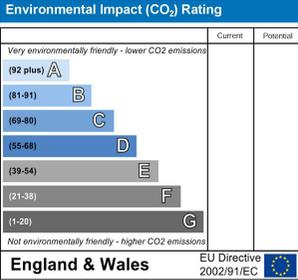
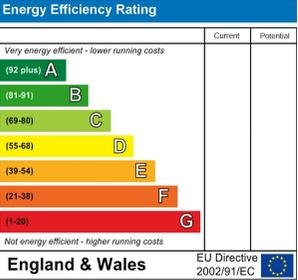
The property requires complete modernisation throughout, offering the perfect blank canvas for those looking to add value. The accommodation briefly comprises a front-facing living room, a separate kitchen/dining area, and access to a rear yard/garden with brick outbuildings.

To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a private rear garden area with useful storage outbuildings.

Located within a popular residential area of Barnsley, the property is within easy reach of local amenities, schools, and transport links, making it an attractive prospect for resale, refurbishment, or rental investment.

This is a fantastic opportunity to acquire a project property with significant potential in a well-established location.

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**Enternace**

**Living Room**

**Kitchen and diner**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

### Energy Efficiency Rating

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



