



HUNTERS®

HERE TO GET *you* THERE

130 Rotherham Road, Barnsley, S71 1UT

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Offers In Excess Of £150,000

Located on Rotherham Road in the charming town of Barnsley, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a spacious driveway, providing convenient off-road parking for residents and guests alike.

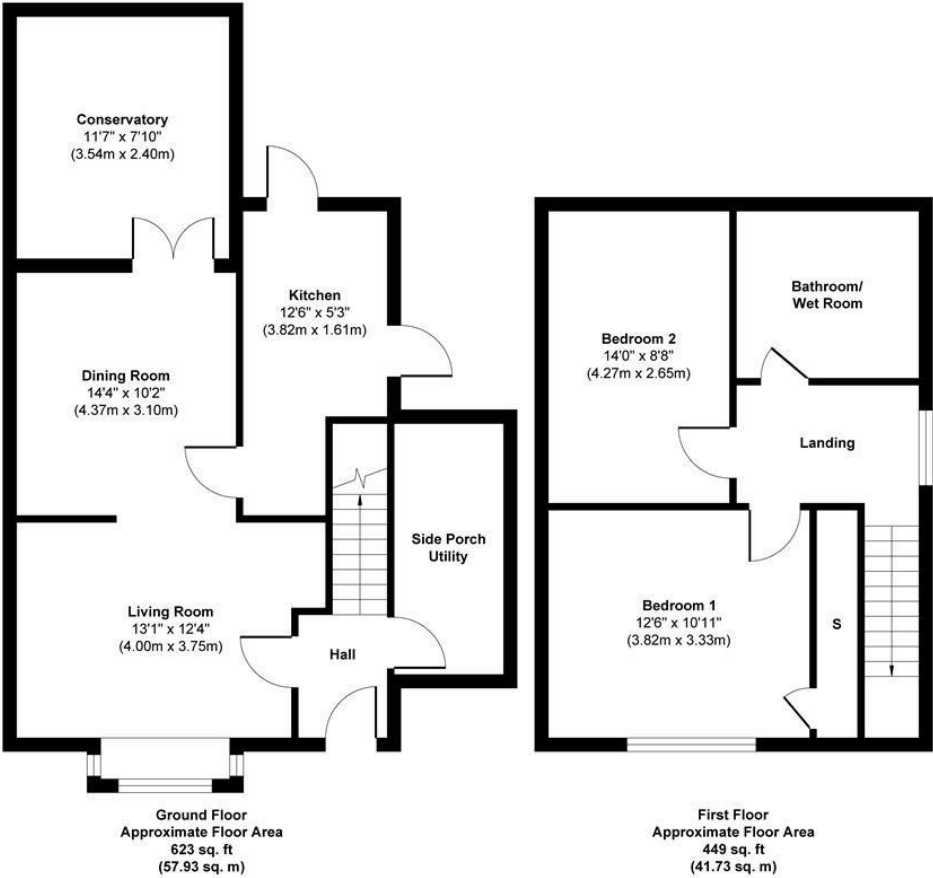
As you step inside, you will find a well-designed living space that is both functional and welcoming. The heart of the home is complemented by a lovely conservatory at the rear, which invites natural light and offers a perfect spot for relaxation or entertaining guests.

One of the standout features of this property is the large rear garden, which is a true haven for nature lovers. The garden is enhanced by a charming working pond, creating a serene atmosphere that is perfect for unwinding after a long day. This outdoor space is ideal for gardening enthusiasts or families looking to enjoy the fresh air and sunshine.

With its appealing features and prime location, this semi-detached house is not just a property; it is a place where memories can be made. Whether you are starting your journey as a homeowner or looking for a peaceful retreat, this home on Rotherham Road is sure to meet your needs. Do not miss the chance to make this lovely house your own.

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Rotherham Road



Approx. Gross Internal Floor Area 1072 sq. ft / 99.66 sq. m
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	

Entrance Hall

Living Room

13'1" 12'3"

Dining Room

10'2" x 14'4"

Conservatory

11'7" x 7'10"

Kitchen

12'6" x 5'3"

Side Porch / Utility

Bedroom One

12'6" x 10'11"

Bedroom Two

8'8" x 14'0"

Bathroom

External

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
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(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
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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.



