

HUNTERS®

HERE TO GET *you* THERE



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12 Avondale Drive, Barnsley, S71 3EN

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£200,000

On Avondale Drive in the charming town of Barnsley, this delightful bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

As you enter, you will be greeted by a well-appointed reception room that exudes a traditional yet contemporary finish, creating a warm and inviting atmosphere. The layout is thoughtfully designed to maximise space and light, making it a perfect setting for both relaxation and entertaining.

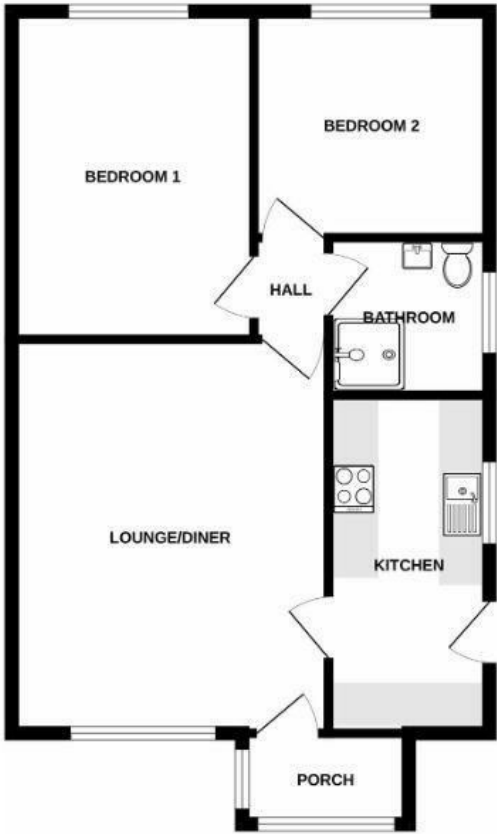
The bungalow features a modern shower room, ensuring that your daily routines are both comfortable and efficient. The private garden is a true gem, providing a serene outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues with friends and family.

Off-street parking is available for multiple vehicles, adding to the convenience of this property. Located close to a variety of local amenities, shops, and public transport links, you will find everything you need within easy reach.

This bungalow on Avondale Drive is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility. Do not miss the opportunity to make this charming property your own.

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GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 (CO₂) 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

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Porch

Kitchen

12'5" x 6'2"

Lounge

12'5" x 16'2"

Hall

Family shower room

6'2" x 5'7"

Bedroom one

14'2" x 9'0"

Bedroom two

8'0" x 7'10"

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	Current	Potential
Very energy efficient - lower running costs		
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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.









