

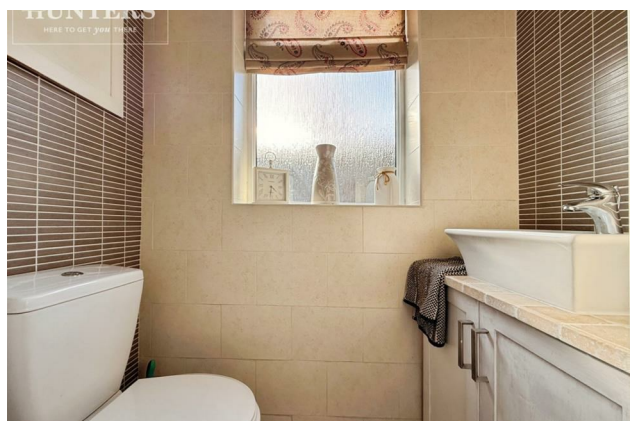
# HUNTERS®

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**3 Spencer street, S70 1QX**

**Guide Price £170,000**

**Property Images**

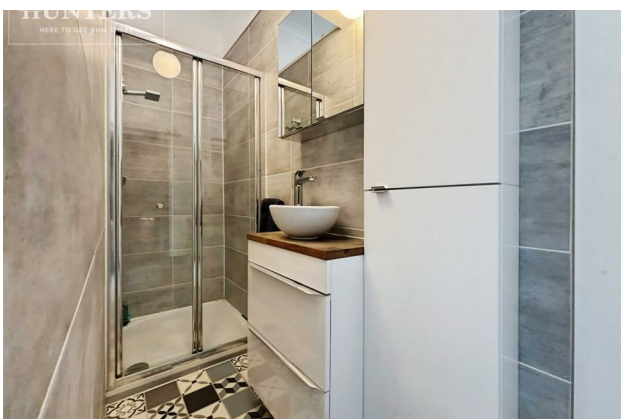
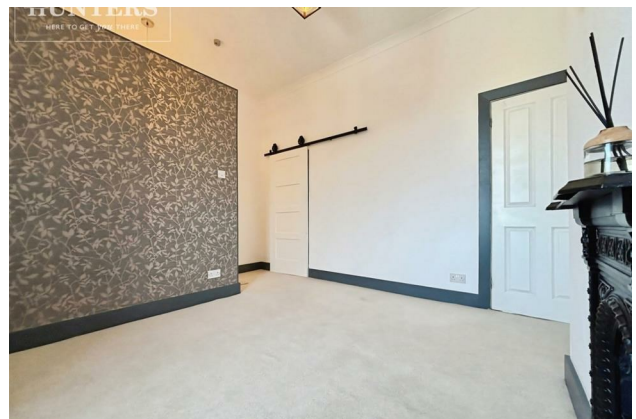




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## Property Images



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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

GUIDE PRICE £170,000 to £175,000

On Spencer Street, this charming terraced house offers a delightful blend of period character and modern convenience. With its high ceilings and elegant coving, the property exudes a warm and inviting atmosphere throughout.

Upon entering, you are greeted by the hallway that leads seamlessly into the reception room and the open plan kitchen and dining area, perfect for both entertaining and family gatherings. The kitchen is well-equipped and features a separate utility room, along with a convenient downstairs W/C, ensuring practicality for everyday living. The property has the added benefit of a converted cellar which is currently used as a home gym.

Boasting two generously sized double bedrooms, one of which benefits from its own en-suite shower room. The second bedroom is equally spacious, making it ideal for guests or family members.

A real highlight of the home is the converted cellar, providing valuable additional living space that can be adapted to suit an endless list of uses – whether as a home office, gym, playroom, cinema room, hobby space or additional storage.

Step outside to discover a private rear garden, a tranquil space for outdoor enjoyment. Additionally, the garden features an outbuilding with electric, offering versatile options for use as a workshop or extra storage.

Situated within walking distance of Barnsley town centre and Locke Park, this home is perfectly positioned for those who appreciate both convenience and leisure. With its characterful features, flexible living space and modern amenities, this property is an excellent opportunity for anyone seeking a comfortable and stylish home in a vibrant community.

## Features

- Beautifully presented home throughout
- Two double bedrooms featuring en suites
- Open plan kitchen dinner
- Converted cellar
- Private rear garden
- Character property