



## 256 Carlton Road, Barnsley, S71 2AZ

This 3 bed semi detached home on Carlton Road is going to be popular with first time buyers and families alike,

Being perfectly located close to schools, amenities and commuter links this property ticks all the boxes.

Sitting on an enviable plot with gardens to the front, side and rear as well as a detached garage and off road parking.

Internally the spacious hallway leads to the lounge, which is the full length of the house with double doors out onto the garden, the kitchen has a range of units and an integrated hob and oven.

Upstairs there are 3 bedrooms, master with fitted wardrobes and the 3rd bedroom with built in cabin bed with wardrobes. There is a family bathroom with separate WC.

Do not miss out on this property, call now to arrange your viewing

- 3 Bed Semi Detached
- Perfect for First Time Buyers and Families
- Great Location Close to Schools, Amenities and Commuter Links
- Gardens to the Front, Side & Rear
- Off Road Parking
- Detached Garage
- Spacious Accommodation Throughout
- Bathroom & Separate Toilet
- MUST SEE

**£180,000**



Floor 0 Building 1



Floor 1 Building 1



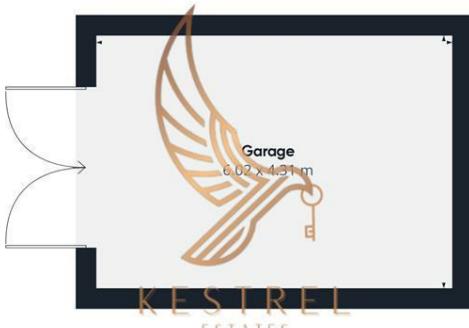
Approximate total area<sup>(1)</sup>  
100.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 0 Building 2

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	