



184 Brierley Road, Barnsley, S72 7AW

A fantastic and deceptively spacious three-bedroom detached home, beautifully positioned at the head of a popular residential development in Grimethorpe – ideal for growing families looking for both space and convenience.

The property boasts a well-equipped kitchen with integrated appliances and ample space for a dining table, creating the perfect setting for family meals and entertaining. To the rear, a generous lounge offers a bright and light living space, with direct access onto an excellent-sized garden – ideal for relaxing, children to play, or hosting in the warmer months.

The ground floor also benefits from a convenient downstairs WC and a useful storage room, adding to the practicality of the home.

Upstairs, there are three excellent-sized bedrooms along with a well-appointed family bathroom.

Externally, the property continues to impress with a garage and off-road parking, providing both security and convenience.

- Fantastic 3 Bed Detached Home
- Sought After Development
- Spacious Kitchen/Diner
- Lounge Leading onto the Garden
- 2 Double Bedrooms & 1 Single
- Family Bathroom
- Excellent Sized Garden
- Garage with Parking
- Must be Viewed to Appreciate the Space Inside & Out

£250,000



Approximate total area⁽¹⁾
42.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	