



OFFERS IN THE REGION OF

**£350,000**

**Beaumont Road**

Barnsley, S75 5JL

## PROPERTY SUMMARY

Located in a highly regarded and popular residential area, this four-bedroom detached home on Beaumont Road presents an excellent opportunity for purchasers seeking a property with fantastic potential in a sought-after setting. Offered for sale with no Vendor chain.

4



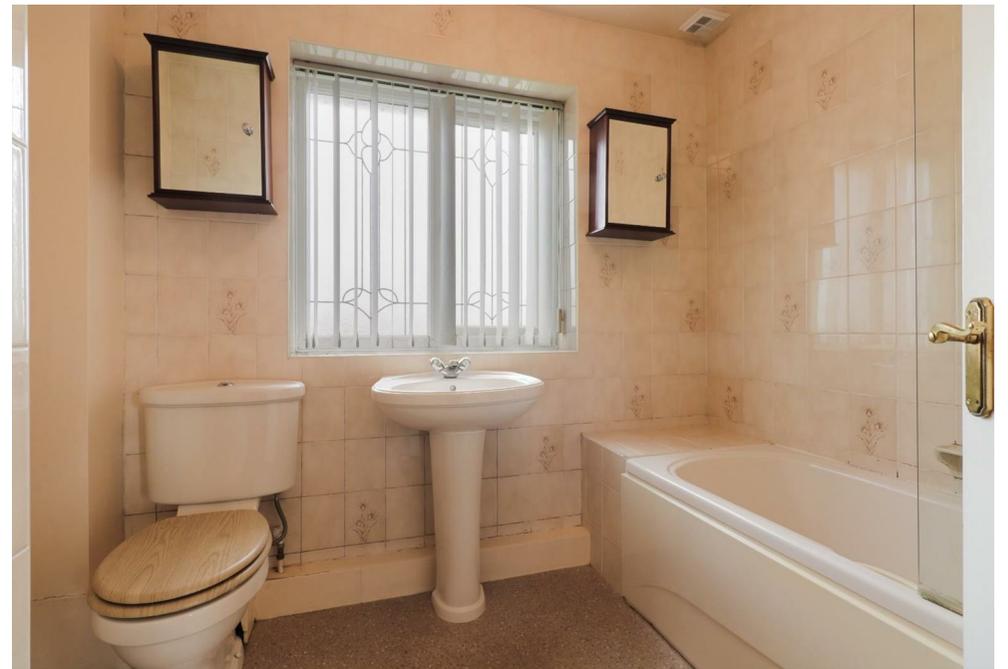
1



2









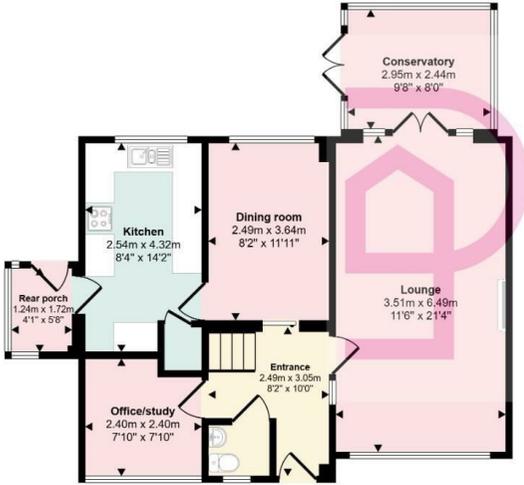
**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Freehold

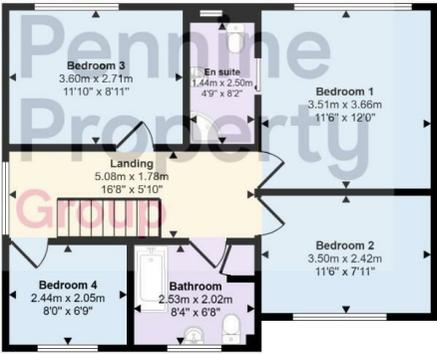
**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

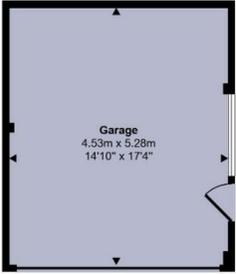
Approx Gross Internal Area  
151 sq m / 1622 sq ft



Ground Floor  
Approx 69 sq m / 744 sq ft



First Floor  
Approx 58 sq m / 621 sq ft



Garage  
Approx 24 sq m / 257 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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