

68 Kestrel Avenue, Barnsley, S75 1DF

Price Guide £280,000

MERRYWEATHERS are excited to offer to the market this immaculate three-bedroom, two-bathroom detached house at Kestrel Avenue, Barnsley, offering elegant modern living in a prime, tranquil location, perfect for families seeking comfort and quality.

Viewings are highly recommended to appreciate what this property has to offer a family.

Call MERRYWEATHERS on 01226 730850 to arrange your viewing today!.

Entrance Hall

With a front facing UPVC entrance door, central heating radiator and stairs raising to the first floor accommodation.

Lounge 18'7" x 10'4" (5.68 x 3.16)



With a front facing UPVC window, central heating radiator and UPVC French doors allowing access to the garden. The room is decorated tastefully with carpet to the flooring.

Kitchen Diner 18'7" x 9'6" (5.68 x 2.92)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. Featuring an electric oven with gas hob and space and plumbing for an automatic dishwasher. The kitchen also allows room for a dining table perfect for family meals and entertaining.

Utility Room 6'3" x 5'4" (1.92 x 1.63)



With a range of wall, base and drawer units and space and plumbing for a automatic washing machine and tumble dryer.

WC



With a two piece suite comprising of a low flush WC and hand wash basin.

Bedroom One 18'7" x 10'6" (5.68 x 3.21)



With two UPVC windows and two central heating radiators, the bedroom is of double size with modern decor and carpet to the flooring.

En Suite 7'4" x 4'0" (2.24 x 1.22)



With a three piece suite comprising of a walk in shower, low flush WC, hand wash basin and front facing opaque UPVC window.

Bedroom Two 10'9" x 8'9" (3.28 x 2.69)



With a front facing UPVC window and central heating radiator. The room is of double size featuring neutral decor and carpet to the flooring.

Bedroom Three 9'2" x 7'6" (2.80 x 2.29)



With a side facing UPVC window and central heating radiator. The room features neutral decor and carpet to the flooring.

Family Bathroom 7'2" x 6'3" (2.19 x 1.92)



With a three piece suite comprising of a bath, pedestal hand wash basin, low flush WC and a front facing opaque UPVC window.

External



To the side of the property is a good sized family garden with lawn and patio area perfect for entertaining on those warmer days.

The property also features a detached garage with drive providing off road parking for one vehicle.

Introduction

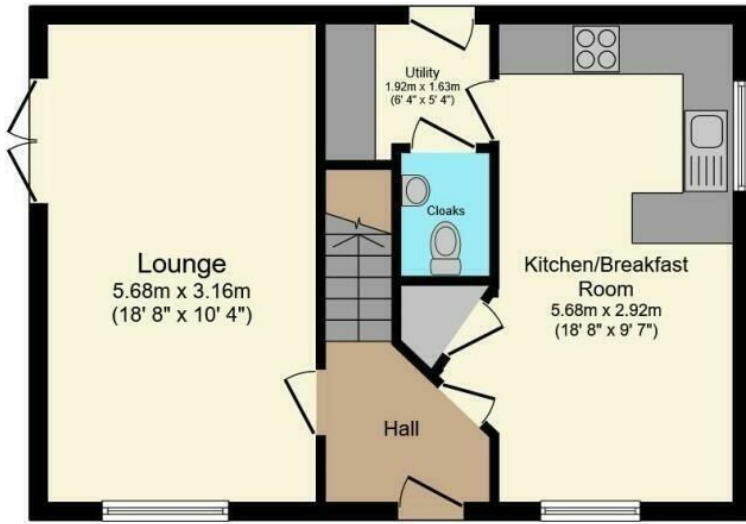
Presenting an immaculate detached house located at 68, Kestrel Avenue, Barnsley, S75 1DF. This exceptional property offers a perfect blend of elegance and modern living, ideal for discerning buyers seeking comfortable accommodation in a prime location.

Upon entry, you are welcomed into a beautifully appointed reception room, designed to offer both relaxation and versatility for entertaining guests or unwinding after a long day. The contemporary kitchen is thoughtfully laid out, providing a functional space ideal for meal preparation and family gatherings. The property comprises three generously proportioned bedrooms, each with ample space, ensuring comfort for all members of the household. With two modern bathrooms, morning routines and evening wind-downs are made all the more convenient and stress-free.

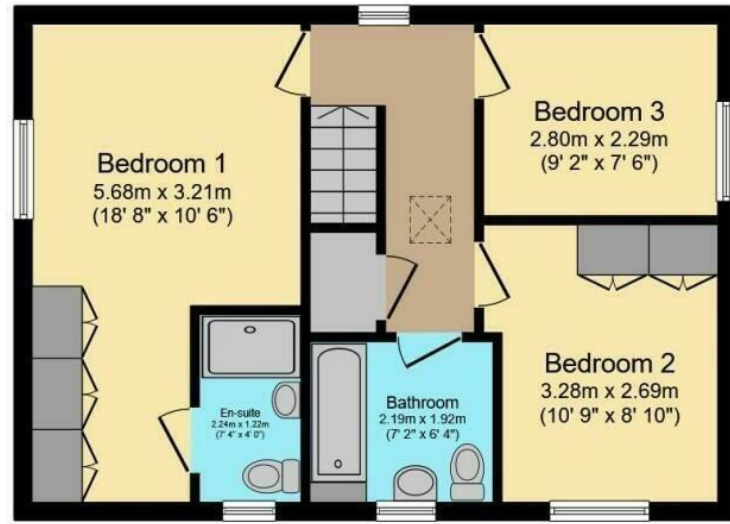
The detached nature of the home ensures privacy and tranquillity, while the pristine condition reflects the care and attention invested by the current owners. The neutral décor and quality finishes throughout create an inviting atmosphere, allowing the new owners to settle in easily and personalise the space to their tastes.

Offering a rare opportunity to acquire an outstanding family home in this sought-after area, this property is certain to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer at this impressive address. For more information or to arrange a viewing, please contact the office at your earliest convenience.

Floor Plan



Ground Floor



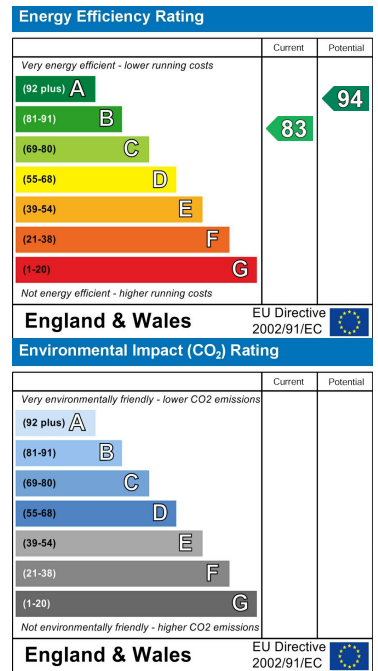
First Floor

Total floor area 93.3 m² (1,004 sq.ft.) approx

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

