



PRICE GUIDE

£325,000
Queens Drive
Barnsley, S75 2QQ

PROPERTY SUMMARY

Located on the desirable Queens Drive in Barnsley, this charming extended semi-detached house offers a perfect blend of modern living and family-friendly features. Spanning an impressive 979 square feet, the property boasts five spacious bedrooms, making it an ideal home for a growing family. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge features a contemporary media wall, perfect for enjoying family movie nights or hosting friends. The modern kitchen is well-equipped, ensuring that meal preparation is both enjoyable and efficient. The property includes two well-appointed bathrooms, one of which is a stylish modern bathroom, alongside an additional ground floor shower room for added convenience. This thoughtful layout ensures that busy mornings run smoothly for the whole family. Outside, the low-maintenance garden is a delightful retreat, complete with a garden room that features a pool table, making it an excellent space for entertaining guests or enjoying leisure time with family. The garden is designed to be easily manageable, allowing you to spend more time enjoying your home rather than maintaining it. For those with vehicles, the property offers parking for up to three cars, a valuable feature in this sought-after area. In summary, this modern semi-detached house on Queens Drive is a wonderful opportunity for families seeking a comfortable and stylish home in Barnsley. With its generous living space, convenient amenities, and entertaining options, it is sure to impress.

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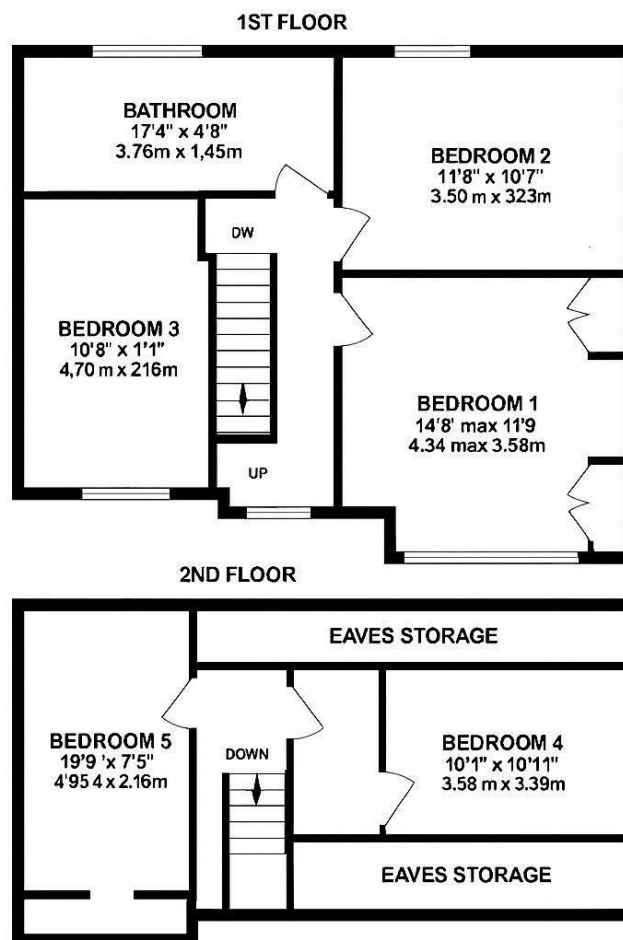
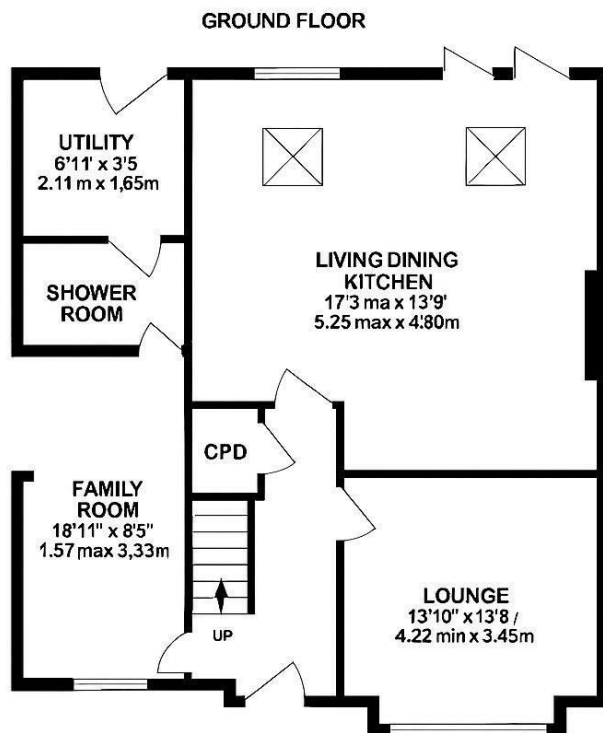
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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING:

D

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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