



## 37 Edward Street

Darfield, Barnsley, S73 9LH

Offers In Excess Of £150,000



Stunning 3-Bedroom Semi-Detached Home with Exceptional Views

This beautifully presented three-bedroom semi-detached home is ready to move straight into and boasts some of the most impressive views in the area

The spacious lounge sits to the front of the home, while the separate dining room and kitchen at the rear make the most of the far-reaching views. Upstairs, you'll find two well-sized bedrooms and the family bathroom on the first floor, with the third bedroom occupying the second floor.

Externally, there's a charming buffer garden to the front, with a gated path leading to the fully enclosed rear garden, which features a lawned area and paved seating space — perfect for enjoying a sunny day and soaking in the stunning scenery.

Don't miss out on this gem — book your viewing today and picture yourself relaxing here with a glass in hand!





GROUND FLOOR

LOUNGE

A front-facing reception room featuring a uPVC window and entrance door, stylish feature radiator, and a striking oak fire surround. The room also benefits from a staircase leading to the first-floor landing, adding character and function to the space.

DINING ROOM

A rear-facing room with uPVC doors opening directly onto the rear garden, allowing plenty of natural light. Features include a modern feature radiator, ceramic floor tiling, and access to the cellar. This space is open plan with the kitchen, creating a seamless flow ideal for dining and entertaining.

KITCHEN

A modern fitted kitchen featuring a sink and drainer, ceramic hob, and electric oven, with designated spaces for appliances. A rear-facing uPVC window offers plenty of natural light and takes full advantage of the stunning views beyond.

CELLAR

FIRST FLOOR

LANDING

BEDROOM ONE

A front-facing bedroom featuring a uPVC window, radiator, and a useful over-stairs storage providing both comfort and practicality.

BEDROOM TWO

A rear-facing bedroom with a radiator and a uPVC window that showcases some of the finest views in the area, offering a bright and peaceful retreat.

BATHROOM

A modern three-piece bathroom suite comprising a push-button WC, pedestal wash hand basin, and a panelled bath with electric shower over. Finished with white splashback tiling, cushion flooring, and a radiator, the room also benefits from a rear-facing opaque uPVC window, providing both natural light and privacy.

SECOND FLOOR

ATTIC BEDROOM THREE

Side facing uPVC window and a radiator.

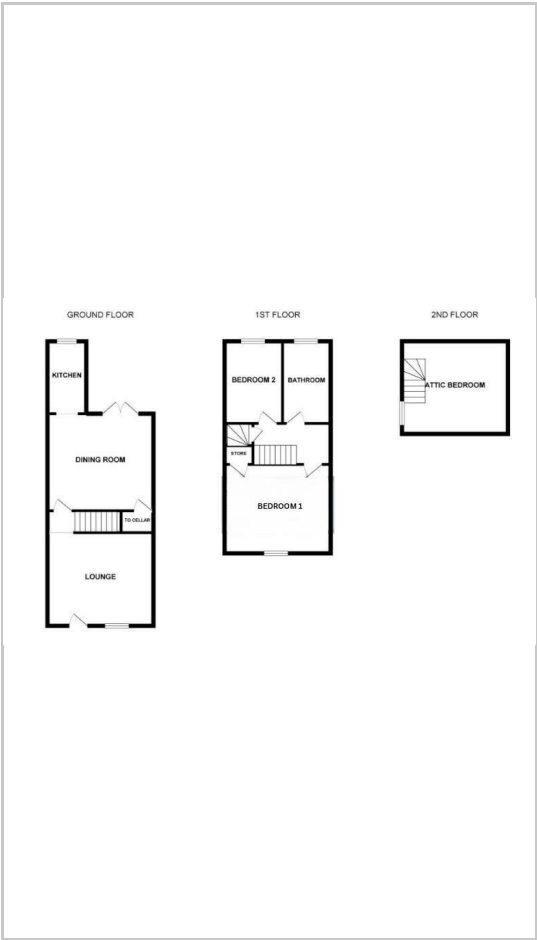
OUTSIDE

Externally, the property features a neat front buffer garden with a gated pathway leading down the side of the home to a fully enclosed rear garden. The rear garden includes a lawned area and a paved seating space, perfect for relaxing or entertaining with far reaching views.

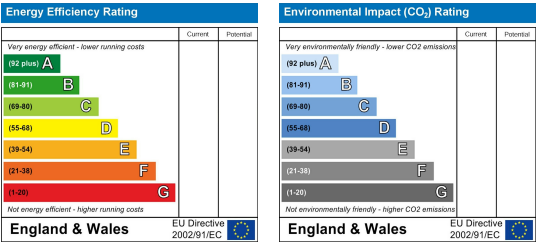
Area Map



Floor Plans



Energy Efficiency Graph



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