



23 Squires Gardens

, Barnsley, S71 5PJ

Offers In The Region Of £210,000



A beautifully presented and aesthetically pleasing two double bedroom semi-detached home, ideally located in the heart of Ardsley on a modern development. Built only seven years ago and tucked away in a peaceful cul-de-sac, this property offers stylish living in a convenient setting.

The home benefits from parking for approximately three vehicles, an enclosed rear garden, and a contemporary kitchen featuring quartz worktops and integrated appliances. Ideally placed close to local schools, supermarkets, and excellent transport links, it makes an ideal purchase for first-time buyers, professionals, or small families.

MUST BE VIEWED !



GROUND FLOOR

LOUNGE

A welcoming and beautifully presented living room, featuring a front-facing double-glazed window and composite entrance door. Stairs rise to the first-floor landing, while additional features include a central heating radiator and TV aerial point.

DINING KITCHEN

A fully integrated kitchen including a fridge freezer, oven with hob and extractor, washing machine, and dishwasher. The space is enhanced by sleek quartz worktop surfaces incorporating a sink unit with quartz drainer grooves. A rear-facing double-glazed window allows natural light, while tiled flooring adds a stylish finish. There is ample space for a dining table, along with a rear entrance door and access to the WC.

DOWNSTAIRS WC

Providing a WC and wash hand basin, with a central heating radiator and continuation of the stylish tiled flooring from the kitchen.

FIRST FLOOR

LANDING

BEDROOM ONE

A generously sized double bedroom featuring a double-glazed window, central heating radiator, and ample space for freestanding furniture.

BEDROOM TWO

A spacious second double bedroom featuring dual front-aspect windows, allowing for plenty of natural light. The room also offers access to the loft, which is partially boarded, providing useful additional storage.

BATHROOM

A modern three-piece suite comprising a bath with shower over, low-flush WC, and wash hand basin. Finished with partially tiled walls, tiled flooring, and a central heating radiator.

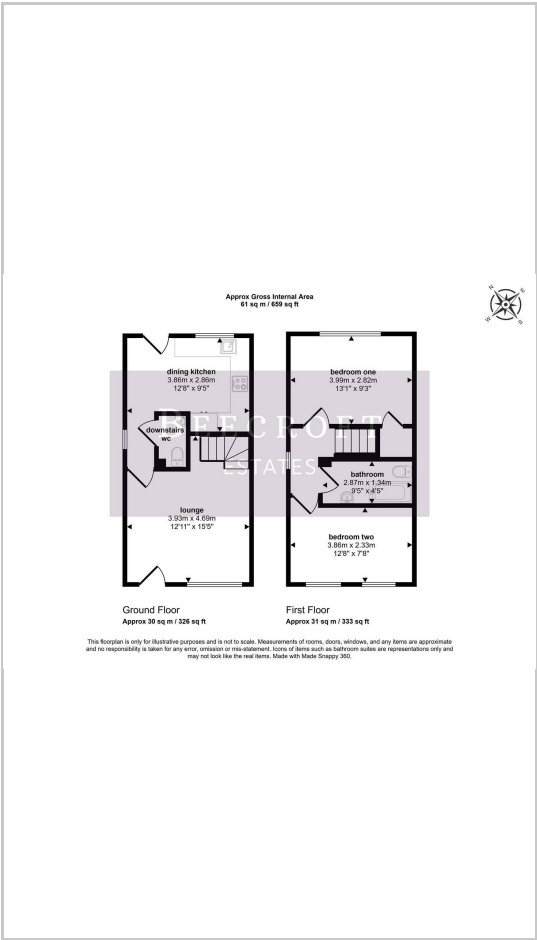
OUTSIDE

To the front of the property is a lawned garden with a paved path leading to the front door, along with gated side access to a private and enclosed rear garden featuring a patio area—ideal for outdoor seating or entertaining.

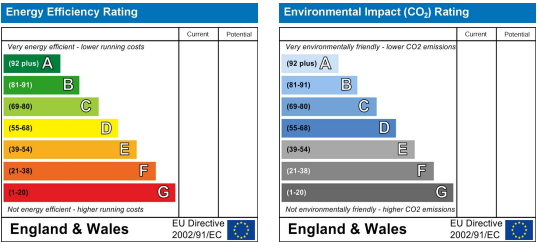
Area Map



Floor Plans



Energy Efficiency Graph



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