



## 87 Cemetery Road

Hemingfield, Barnsley, S73 0QG

£220,000



Deceptively Spacious Detached Bungalow – Sought-After Corner Plot in Hemingfield  
Offered with No Upper Vendor Chain

Positioned on a generous corner plot in the highly sought-after area of Hemingfield, this deceptively spacious detached bungalow offers huge potential for modernisation and extension (subject to the necessary planning consents). Ideal for buyers looking to put their own stamp on a property, this home presents a rare opportunity to create something truly special.

Externally, the property boasts a private driveway, garage, and ample gardens to the front, side, and rear, providing both privacy and space.

This is a fantastic opportunity for those seeking a well-located home with room to grow — early viewing is highly recommended.





ENTRANCE PORCH

A useful space, ideal for storing coats, shoes, and everyday essentials, offering a practical buffer between the outdoors and main living areas.

ENTRANCE HALL

A large and welcoming entrance hall offering ample built-in storage, providing a practical and spacious entry point to the home.

LOUNGE

A spacious and inviting room featuring a large front-facing double glazed window that allows for plenty of natural light. Includes a feature wall-mounted fire, radiator, and an archway leading through to the dining room, creating an open and connected living space.

DINING ROOM

Featuring a rear-facing double glazed window overlooking the garden, this room offers ample space for a dining table and has a door providing access to the kitchen. A bright and functional space, ideal for family meals or entertaining.

KITCHEN

Fitted with a range of wall and base units and worktop surfaces, incorporating a sink unit with mixer tap. There is plumbing for a washing machine and space for additional appliances. A rear-facing double glazed window overlooks the garden, and a door provides access to the rear porch, adding to the practicality of the space.

BEDROOM ONE

A good-sized double bedroom featuring a front-facing double glazed window, radiator, and fitted furniture, offering both comfort and ample storage.

BEDROOM TWO

A rear-facing bedroom with a double glazed window overlooking the garden and a radiator.

BATHROOM

Fitted with a three-piece suite comprising a corner bath, WC, and wash hand basin. A double glazed window with obscure glazing provides natural light while maintaining privacy.

REAR PORCH

Overlooks the rear garden.

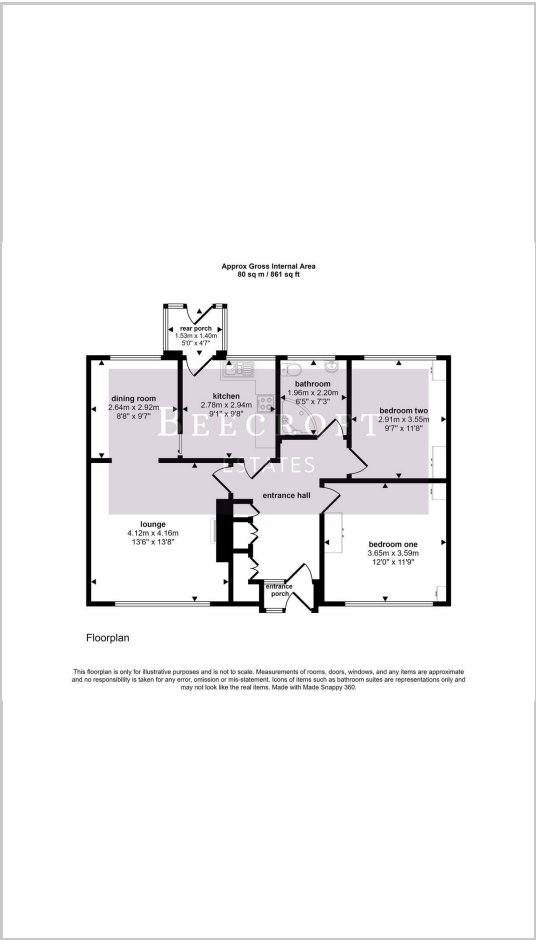
GARDENS

Set on a generous corner plot, the property enjoys gardens to the front, side, and rear, offering plenty of outdoor space. A private driveway provides ample off-street parking and leads to a garage, ideal for storage or additional parking.

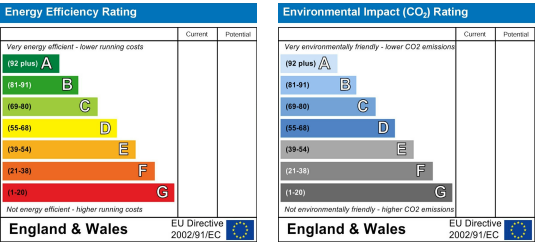
Area Map



Floor Plans



Energy Efficiency Graph



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