



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



# Dearne Hall Lane, Barugh Green, Barnsley, S75 1FX

Offers Over £299,950

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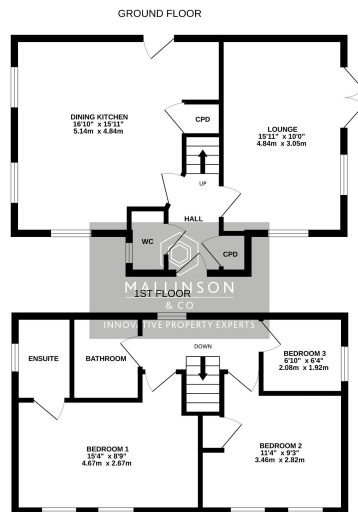


- DETACHED
- OPEN PLAN KITCHEN
- MODERN CONTEMPORARY STYLED
- DETACHED GARAGE & 2 DRIVEWAYS
- HIGHLY REGARDED LOCATION
- 3 BEDROOMS
- EN SUITE TO BEDROOM 1
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED SOUTH WEST FACING GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS





SIMPLY STUNNING ... SITUATED ON THIS HIGHLY REGARDED BARRATT DEVELOPMENT IS THIS BEAUTIFULLY PRESENTED, THREE BEDROOM DETACHED FAMILY HOME, FEATURING MANY UPGRADES FROM NEW, AN OVER SIZED DETACHED GARAGE, TWO DRIVEWAYS PROVIDING OFF STREET PARKING AND A SOUTH WESTERLY FACING LANDSCAPED GARDEN. THE PROPERTY IS WITHIN EASY ACCESS REACH OF LOCAL AMENITIES, SCHOOLING AND TRANSPORT NETWORKS.



We've every effort been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The client for any purchase should ensure they are satisfied with any measurements provided. The information given is approximate and should not be relied on for any guarantee as to their accuracy or efficiency can be given. © 2024 by Mallinson & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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