



**30 Barugh Green Road, S75 1JT**  
**£145,000 Private Treaty**  
**Tenure Freehold**

- **PARK VIEW**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **READY TO MOVE IN**
- **3 BEDROOM TERRACE**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**
- **SHORT WALK TO LOCAL SCHOOL AND AMMENITIES**
- **NO CHAIN**

## Lovely 3-Bedroom Home with Park Views & Excellent Amenities

This beautifully presented three-bedroom home is a fantastic opportunity for first-time buyers or investors. Situated in a sought-after location, it offers picturesque park views and is within easy reach of Barnsley town centre.

### Key Features:

- ? Spacious & Modern Living – Well-proportioned rooms with a comfortable layout, perfect for families or professionals.
- ? Three Generous Bedrooms – Bright and airy spaces, ideal for relaxation.
- ? Contemporary Kitchen & Bathroom – Stylish and functional, designed for modern living.
- ? Good-Sized Garden – A private outdoor space, perfect for entertaining, gardening, or children to play.
- ? Off-Road Parking & Carport – Secure parking with additional covered space.
- ? Excellent Location – Conveniently close to shops, schools, and local amenities.
- ? Great Transport Links – Easy access to motorways, making commuting to Leeds, Wakefield, Doncaster, and Sheffield effortless.

This home is ready to move in, offering a hassle-free transition for its new owners. Whether you're a first-time buyer looking for a well-connected, comfortable home or an investor seeking a solid rental opportunity, this property ticks all the boxes!

Arrange a viewing today and don't miss out on this fantastic opportunity!

