



£155,000 Offers Over

Mitchells Avenue, Wombwell, Barnsley

Town House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms with Ensuite to Master
- Spacious Living Accommodation Over Three Floors
- Tastefully Appointed Throughout
- Breakfast Kitchen
- Driveway Providing Ample Off-Road Parking
- Cul-De-Sac Position
- Popular Location
- VIEWING ESSENTIAL!

Property Description

AT THIS PRICE IT'S SURE TO SELL...ON A MODERN DEVELOPMENT IN WOMBWELL...!

Uflit are delighted to welcome to the market this three-bed family home, being ideally suited to the first-time buyer, set over three floors offering MODERN living throughout.

Main Particulars

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Uflit are delighted to welcome to the market this three-bed family home, being ideally suited to the first-time buyer, set over three floors offering MODERN living throughout. To the downstairs accommodation the property boasts an entrance cloakroom, spacious lounge and a breakfast kitchen. Accommodating the first-floor are two double bedrooms and a family bathroom, to the second floor a master bedroom with ensuite. To the outside an open aspect frontage with a driveway providing off-road parking and to the rear a decked patio area leading to a an enclosed lawned garden. Located on a popular modern development in Wombwell, close to local amenities, excellent transport links and schools. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730

Council Tax Band: C

Tenure: Freehold

Entrance Cloak Room w: 1.2m x l: 1.2m (w: 3' 11" x l: 3' 11")

A glazed composite door invites you into a cosy cloakroom with vinyl tiled flooring, radiator and a door to the lounge.

Lounge w: 3.6m x l: 6m (w: 11' 10" x l: 19' 8")

A spacious lounge with a front facing upvc window allowing light and a radiator adds warmth, carpeted flooring flows throughout and spindled stairs lead to the first floor accommodation with understairs storage utilising space. A door leads to the breakfast kitchen.

Breakfast kitchen w: 3.6m x l: 2.4m (w: 11' 10" x l: 7' 10")

A modern kitchen with a range of wall and base units with complimentary worksurface areas, matching upstands with counter top sink and tiled back panels. Integrated appliances to include a built-in oven, gas hob, extractor fan and plumbing for further utilities, a rear upvc window illuminates this space along with French doors opening onto the rear garden, a radiator adds warmth and vinyl tiled flooring flows throughout.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to bedrooms two and three and the family bathroom. Further carpeted spindled stairs to second floor master bedroom, radiator and spot lighting.

Bedroom 2 w: 3.6m x l: 3.2m (w: 11' 10" x l: 10' 6")

A double bedroom with two front facing upvc windows, carpeted flooring and radiator.

Bedroom 3 w: 3.6m x l: 2.8m (w: 11' 10" x l: 9' 2")

A third double bedroom with radiator carpeted flooring and a rear facing upvc window.

Family Bathroom w: 1.7m x l: 2.4m (w: 5' 7" x l: 7' 10")

Comprising of a panelled bath with overhead shower, low level wc and wash hand basin. Partially tiled walls with contrasting vinyl flooring and radiator.

SECOND FLOOR:

Master bedroom w: 2.6m x l: 5m (w: 8' 6" x l: 16' 5")

Commanding the second floor is this tastefully appointed master bedroom featuring a front facing upvc window, carpeted flooring, radiator, over stairs storage and a door giving access to the ensuite.

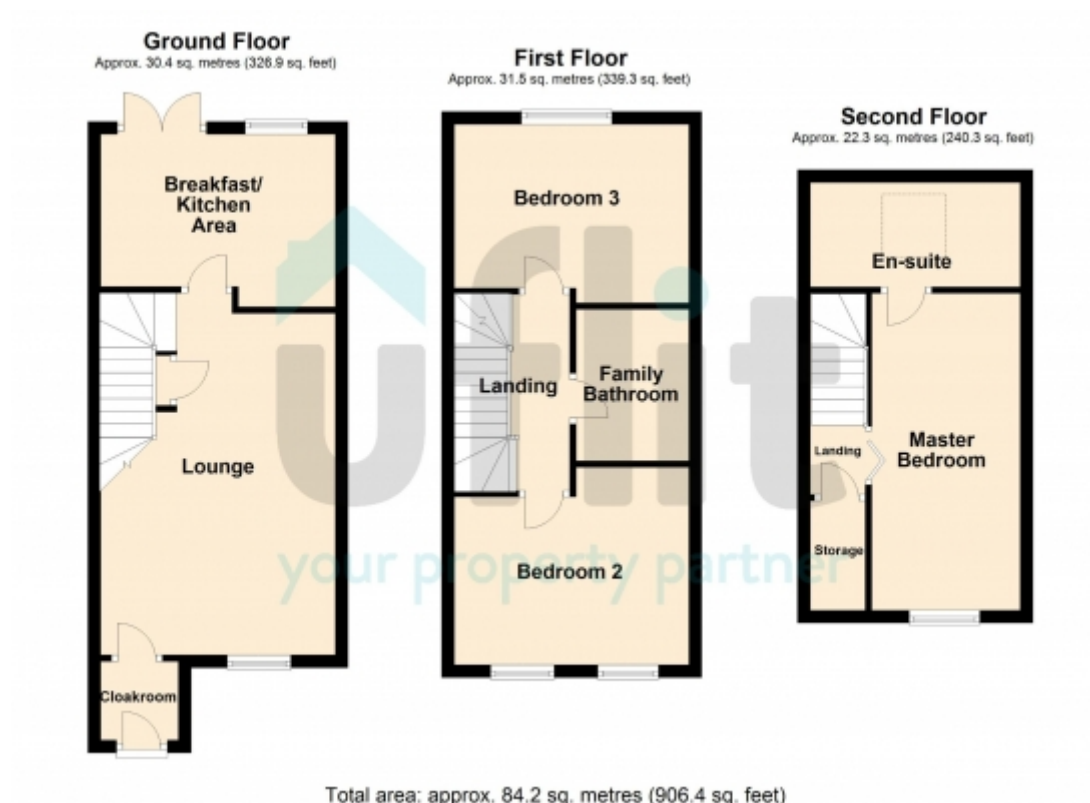
Ensuite w: 3.3m x l: 1.6m (w: 10' 10" x l: 5' 3")

A tastefully appointed shower room, comprising of a built-in shower with tiled back panels, low level wc and wash hand basin. Vinyl tiled flooring, radiator, spot lighting and a Velux window.

Outside

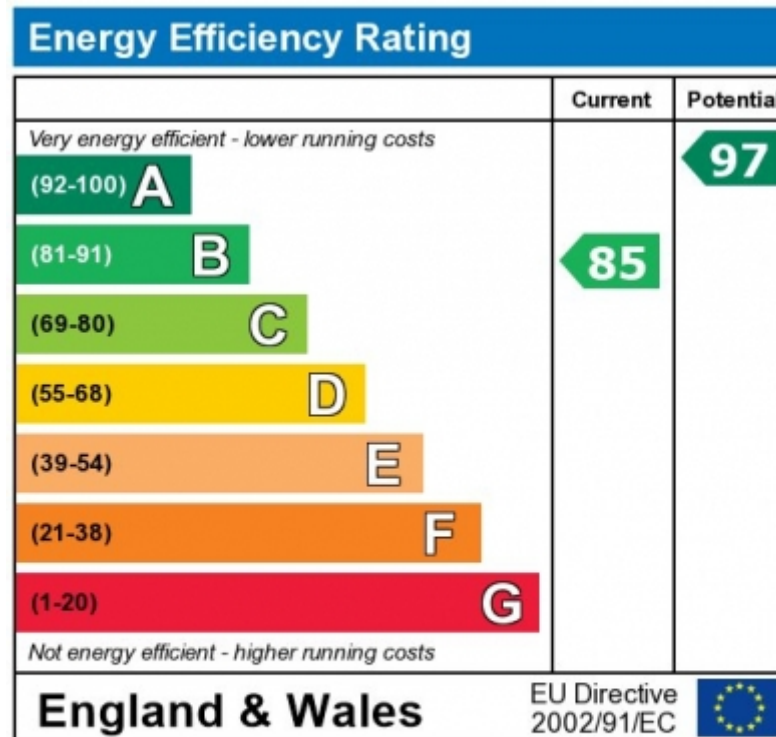
An open aspect frontage with low maintenance slate and lawned gardens and a driveway provides off-road parking for two vehicles whilst overlooking communal greens. To the rear you will find a decked patio leading to a lawned garden all enclosed with fencing and a garden shed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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