

HUNTERS®

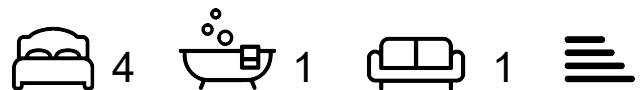
HERE TO GET *you* THERE



Pinewood Close

Great Houghton, Barnsley, S72 0AR

Guide Price £260,000 to £270,000



Council Tax: C



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Entrance Hall

Via a uPVC entrance door this leads into the vast entrance hall, ideal for coats and shoes, with wooden flooring, neutral décor, wall mounted radiator and all doors leading to living room, kitchen, storage cupboard, sitting room/diner, three bedrooms and shower room.

Living Room

16'09" x 11'04" (5.11m" x 3.45m")

Step inside the light and airy living room, this is the real hub of the home, with uPVC bay style window to the front as well as uPVC window to the side elevation filling this room with natural light, having a modern coal effect fire fitted to the wall giving this room not only a focal point but a cosy feel, neutral décor, wooden flooring, wall mounted radiator and aerial point finish this room.

Kitchen

11'03" x 8'04" (3.43m" x 2.54m")

The modern kitchen is fitted with an array of wall and base units in white providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven, hob and extractor fan over, splash back tiles to walls, built in storage cupboard, uPVC window and uPVC door to side elevation gives access to front and rear if needed.

Bedroom One

14'02" x 11'11" (4.32m" x 3.63m")

Currently being used as the dining room but is ideal for the master bedroom. This little gem is the perfect spot to hide away, having neutral décor, wooden flooring, wall mounted radiator and uPVC French doors that open to the rear.

Bedroom Two

11'04" x 8'10" (3.45m" x 2.69m")

The generously sized master bedroom has ample room to add furniture if needed, with uPVC window to the front, wall mounted radiator, wooden flooring, neutral decor and aerial point in place.

Bedroom Three

11'00" x 8'01" (3.35m" x 2.46m")

Further good sized double bedroom, neutrally decorated with wooden flooring, wall mounted radiator, aerial point and uPVC window to the side elevation.

Bedroom Four

8'09" x 7'09" (2.67m" x 2.36m")

Currently used as a dressing room the fourth bedroom would be a generous single or even a great office space, neutrally decorated with wooden flooring, wall mounted radiator and uPVC window facing the rear.

Shower Room

9'04" x 5'05" (2.84m" x 1.65m")

The stylish shower room is the ideal spot to unwind, fully tiled in grey tones for easy clean, comprising of double shower unit, low flush WC and wash hand basin with under storage, chrome heated towel rail and two uPVC frosted windows to the side elevation filling the space with natural light.

Exterior

To the front of the property stand wrought iron gates, giving access to the well maintained driveway leading to the detached garage, a decorative lawn with established plants and shrubs add to the kerb appeal of this home, access to the side and rear

elevations can be gained from the front via extra gateways.

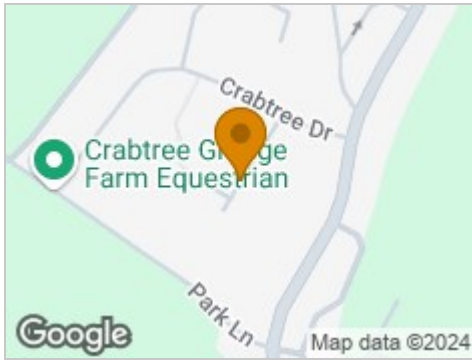
At the rear is a fully enclosed, low maintenance garden, fully paved making this ideal for seating in the summer months, established plants and hedges are scattered adding to the privacy as well as the beauty.

Garage

Providing further secure off road parking if needed the garage can be entered via an electric up and over door, having power points and lighting in place the garage can also be used for further storage or even a workshop if needed.



Road Map



Hybrid Map



Terrain Map



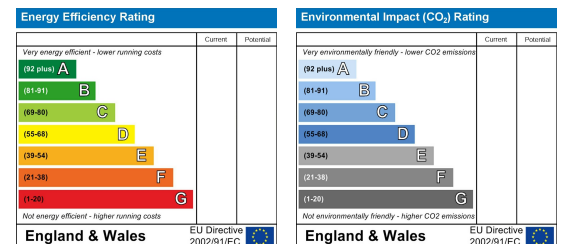
Floor Plan



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.