



## Mitchells Court

Wombwell, Barnsley, S73 8FZ

Offers In The Region Of £180,000



- THREE BEDROOM, THREE STOREY MID TOWNHOUSE
- PRIVATE LANDSCAPED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING B

- OFF ROAD PARKING WITH LARGE DRIVEWAY
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER LOCATION
- GCH / DG
- COUNCIL TAX BAND C

# Mitchells Court

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Welcome to this impressive three-bedroom townhouse located in the desirable area of Mitchells Court, Wombwell, Barnsley. This modern three-storey property boasts generous dimensions and is perfect for families or those seeking extra space.

As you enter, you will be greeted by a stylish interior featuring contemporary fixtures and fittings throughout. The layout is thoughtfully designed to maximise both comfort and functionality, making it an ideal home for modern living.

One of the standout features of this property is the off-road parking, which accommodates up to three cars, providing convenience for you and your guests. Additionally, the enclosed private landscaped garden offers a tranquil outdoor space, perfect for relaxation or entertaining.

Situated in a sought-after location, this townhouse is conveniently close to all local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This property presents a wonderful opportunity to enjoy a blend of modern living in a vibrant community. Do not miss the chance to make this charming townhouse your new home.

### Porch

3'7" x 5'0" (1.09m x 1.52m)

Via a composite front door this opens to the porch, ideal for coats and shoes with further door leading straight into the living area.

### Lounge

11'7" x 14'7" (3.53m x 4.45m)

Step inside the light and airy living space, having laminate flooring for easy clean and neutral décor. Comprising of wall mounted radiator, uPVC window to the front with aerial point in place and door leading to the inner hall. Handy large storage cupboard located in the corner.

### Hall

Doors leading to Kitchen/Diner and Downstairs WC with stairs leading to first floor landing.

### Downstairs WC

4'4" x 3'6" (1.32m x 1.07m)

Handy addition to any busy household this room comprises of low flush WC, pedestal wash hand basin, neutral décor with splash back tiles, vinyl flooring and wall mounted radiator to finish.

### Kitchen/Diner

11'7" x 8'8" (3.53m x 2.64m)

The sleek kitchen/diner is the fitted with an array of wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring hob with extractor fan over, integrated fridge freezer, integrated washing machine, ceiling spot lights, vinyl flooring, wall mounted radiator, uPVC window as well as French doors to the rear flooding this space with natural light. Plenty of room for dining table to entertain family and friends.

### Landing

Landing having carpet flooring with wall mounted radiator, stairs to top floor and doors leading to bedrooms two and three as well as family bathroom.

### Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)

Good sized double bedroom, having modern décor, laminate flooring, wall mounted radiator and two uPVC windows to the front elevation letting in plenty of natural light.

### Bedroom Three

11'8" x 8'8" (3.56m x 2.64m)

Another good sized bedroom or great home office, again with neutral décor, laminate flooring, wall mounted radiator and uPVC window overlooking the rear garden.

### Family Bathroom

5'5" x 7'9" (1.65m x 2.36m)

The modern family bathroom is the perfect spot to relax and unwind, comprising of low flush WC, pedestal wash hand basin and bath, splash back tiles to walls, vinyl flooring and wall mounted radiator to finish.

### Landing

Having doors giving access to master bedroom and storage cupboard.

### Master Bedroom

8'3" x 16'4" (2.51m x 4.98m)

The generously sized master bedroom has ample space to add storage and furniture if needed, with laminate flooring, neutral décor, wall mounted radiator, uPVC window to the front and door leading to en-suite.

### En-suite

10'9" x 5'1" (3.28m x 1.55m)

A further spacious and modern en-suite, having low flush WC, wash hand basin, shower cubicle and heated towel rail. Benefiting from vinyl flooring and skylight window allowing in the light.

### Exterior

The front of the home offers kerb appeal, have long paved driveway, with plenty of room for up to 3 cars, steps lead to front entrance with side lawn adding a splash of colour. To the rear is a fully enclosed, private garden all the family can enjoy, partly decked ideal for seating and enjoying the warmer months with a BBQ, artificial lawn is laid on two levels with raised pebbled flower beds with plants in-between for easy maintenance and adding to the beauty of this space.



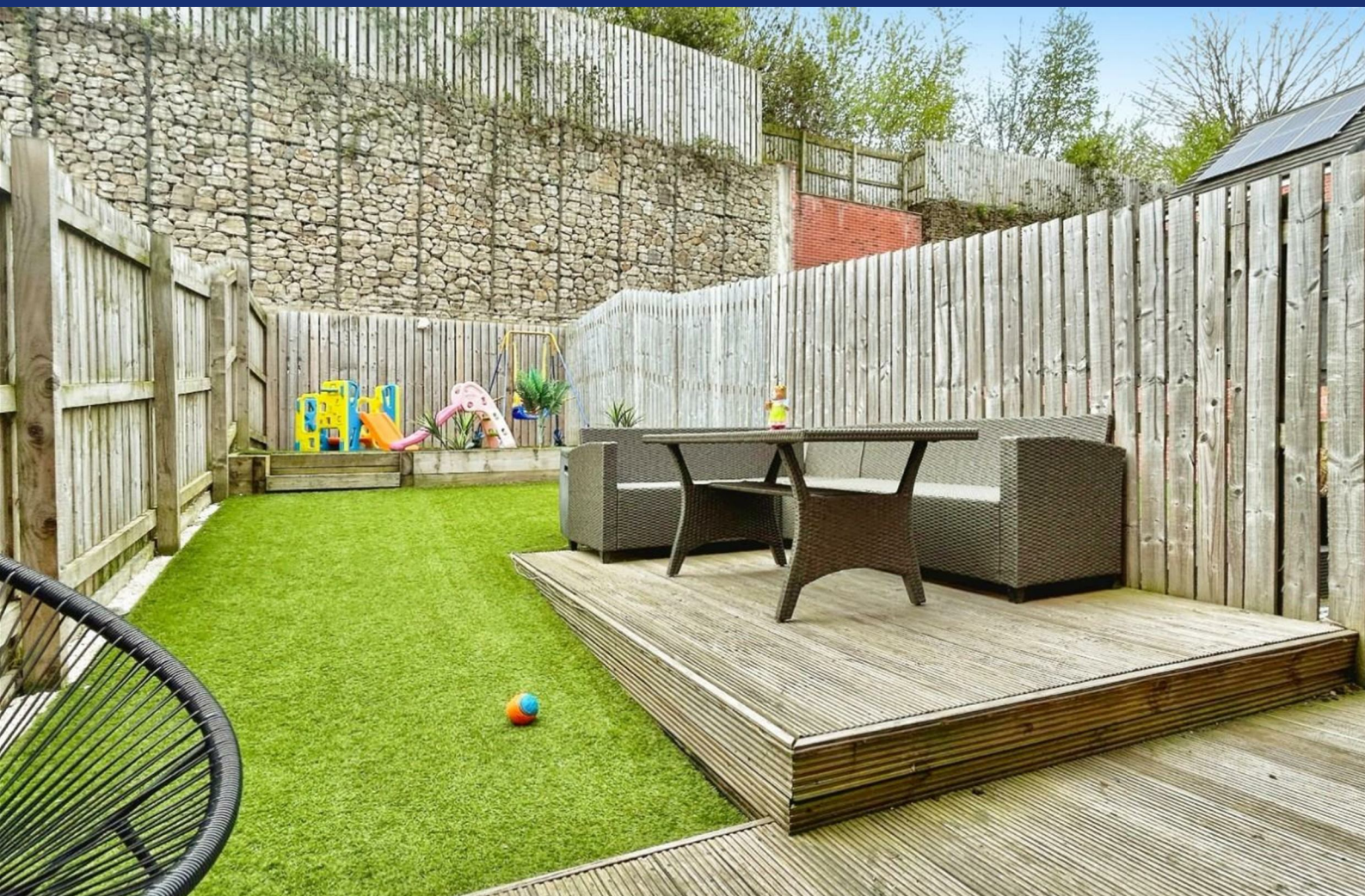
Floorplan



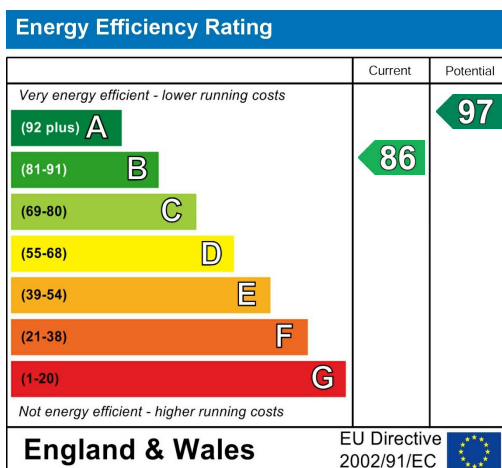








## Energy Efficiency Graph



## 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.



Road Map



Hybrid Map





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.

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