



5 Hall Avenue

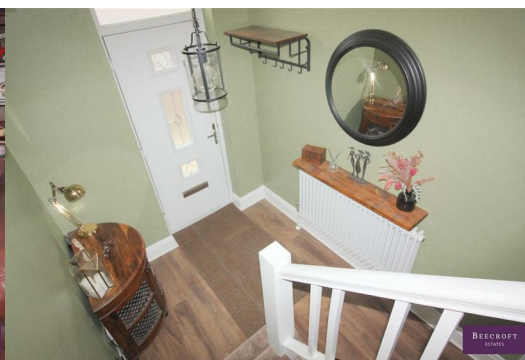
, Mexborough, S64 0AH

£225,000



Prepare to be amazed by this stunning 3 bedroom semi-detached property, nestled in a sought-after location that ticks all the boxes for modern family living.

Step inside to discover a home that has been thoughtfully extended to the rear, creating a truly spectacular family kitchen/dining/family area. Ideal for hosting family BBQs or simply enjoying everyday meals in style, this spacious and inviting area is bathed in natural light, thanks to bi-folding doors that seamlessly connect the indoors with the outdoors.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with a designer radiator, wood effect flooring and stairs rising to the first floor landing.

LOUNGE

A front facing lounge with a bay style double glazed window, wood effect flooring, multi fuel burner set within stone surround, designer radiator and tv aerial point.

DINING/KITCHEN/FAMILY AREA

Prepare to be enchanted by the heart of this home – a truly spectacular family space that seamlessly blends style, functionality, and modern convenience.

Enter the impressive kitchen, where a range of sleek wall and base units beckon with their contemporary allure. The expansive worktop surface, featuring an integrated sink unit with a sleek tap, provides ample space for meal preparation and culinary creativity.

Equipped with top-of-the-line appliances, including a full-size fridge and freezer, oven, microwave oven with plate warmer, dishwasher, and even an integrated bin and hob, this kitchen leaves nothing to be desired for the discerning chef.

But the true highlight of this space lies in its seamless integration with the outdoors. Bi-folding doors with made to fit blinds open up to reveal the rear garden, inviting natural light to flood the room and creating a seamless transition between indoor and outdoor living.

With ample space for a dining table and a cozy sitting area, complete with a TV for entertainment, this family hub is not just a place for cooking and dining, but a true social hub where cherished memories are made.

UTILITY

Plumbing for a washing machine and dryer. Housing the boiler which we are informed is 5 years old with 5 years warranty remaining.

WC

Providing WC and wash hand basin.

FIRST FLOOR

LANDING

Spacious landing with loft access.

BEDROOM ONE

A double bedroom with a double glazed window providing stylish shutter, fitted wardrobes and designer radiator.

BEDROOM TWO

A further double bedroom with designer radiator and double glazed window.

BEDROOM THREE

A good size third bedroom with a designer radiator and front facing double glazed window.

BATHROOM

Providing a four piece suite which comprises bath, separate shower cubicle, wc and vanity wash hand basin. Double glazed window with stylish shutter.

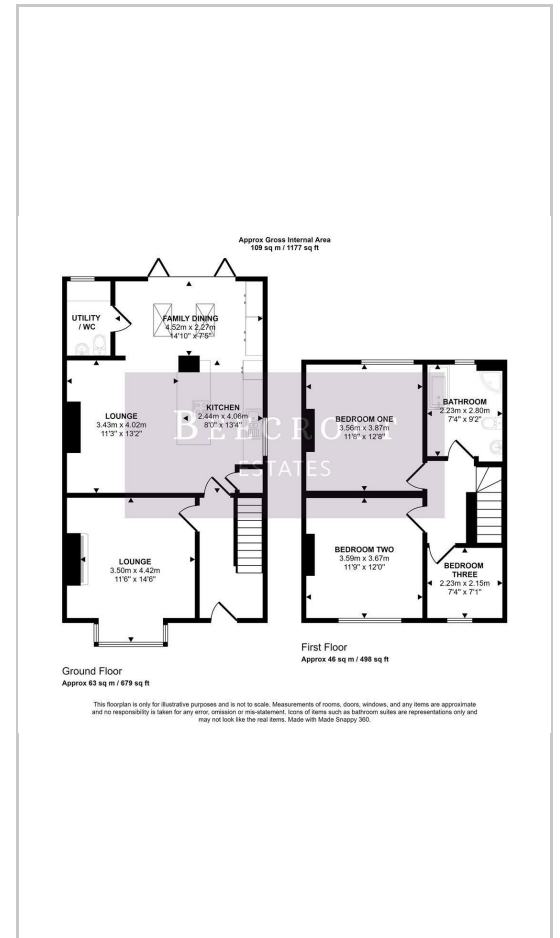
OUTSIDE

To the front is gated access and provides off road parking, to the rear is a good size garden area with a large workshop/storage with lighting, electricity, plaster boarded and painted ready to be converted to an entertaining or office space.

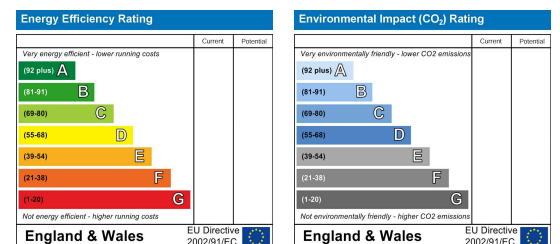
Area Map



Floor Plans



Energy Efficiency Graph



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