



32 Mitchells Avenue, Wombwell, Barnsley, S73 8GB

Offers In Excess Of £185,000

Situated in the charming area of Wombwell, Barnsley, on Mitchells Avenue, this well-presented family home offers a perfect blend of comfort and modern living. The property boasts three generously sized bedrooms, providing ample space for family members or guests.

The heart of the home is undoubtedly the modern kitchen and dining area, designed to cater to both everyday meals and special occasions. This inviting space is perfect for family gatherings and entertaining friends. Adjacent to the kitchen, the large reception room offers a welcoming atmosphere, ideal for relaxation and leisure.

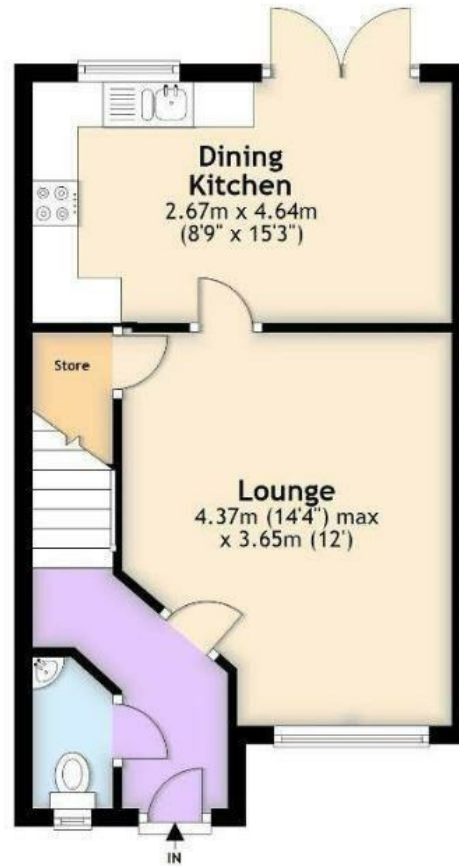
Outside, the property features off-street parking, ensuring convenience for you and your visitors. The spacious rear garden is a delightful addition, providing a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

This home is not just a property; it is a sanctuary for families looking to settle in a friendly community. With its modern amenities and thoughtful layout, it is sure to meet the needs of contemporary family life. Don't miss the opportunity to make this lovely house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

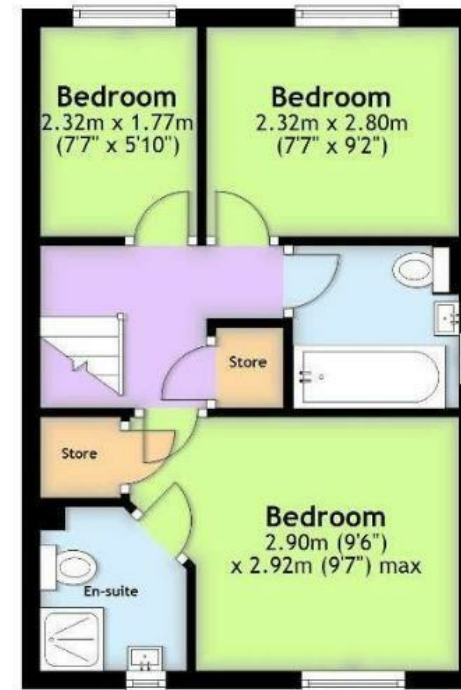
Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Entrance hall

Lounge
13'5" x 14'5"

W/C

Kitchen | Dining room
14'9" x 9'10"

Landing

Master Bedroom & En Suite
10'0" x 9'6"

Bedroom Two
8'2" x 7'6"

Bedroom Three
7'10" x 5'8"

Family bathroom
6'0" x 6'6"

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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. 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.









