merryweathers
Est. 1832

7 Mileswood Close, Great Houghton, Barnsley, S72 0BD

Offers In The Region Of £195,000

Nestled away in a peaceful cul de sac is this well presented two bedroom semi detached bungalow in the popular location of Great Houghton. The property briefly comprises of a well equipped kitchen, modern bathroom, two double bedrooms a good sized lounge and conservatory enjoying views over the rear garden.

Viewings are highly recommended to appreciate what this beautiful property has to offer, call Merryweathers today to arrange your viewing on 01226 730850

Property Introduction

We are thrilled to present this immaculate semi-detached bungalow for sale. Nestled in a sought-after location within a peaceful cul-de-sac, this property is ideally positioned near green spaces and convenient public transport links. The property's condition is pristine, reflecting a high standard of care and maintenance.

The bungalow boasts two double bedrooms that offer ample space for relaxation and comfort. The accommodation is further complemented by a single bathroom, featuring a modern walk-in shower, adding a touch of luxury to the property.

The heart of the home is a well-proportioned kitchen that benefits from an abundance of natural light, creating an inviting space for home cooking. The property also features a generous reception room, characterised by a large window that floods the space with natural light, enhancing the sense of spaciousness.

With an EPC rating of D and falling within Council tax band B, the property is not only energy efficient but also cost-effective. A unique asset of this home is the inclusion of private parking and a single garage, providing secure off-street parking and additional storage.

The bungalow's condition is truly immaculate, ready to welcome new owners without the need for any immediate works. This home perfectly combines the benefits of a peaceful, green location with the convenience of nearby transport links. This blend of attributes makes it a rare find in the market, sure to attract considerable interest. Viewing is highly recommended to fully appreciate what this delightful property has to offer.

Kitchen 12'2" x 9'7" (3.73 x 2.93)

Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with integrated appliances to include a NEFF electric oven and electric hob with hood above, there is also space and plumbing for an automatic washing machine.

Lounge 10'7" x 16'6" (3.23 x 5.04)

With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the chimney breast with recess for an electric fire.

Bathroom 6'6" x 5'5" (1.99 x 1.67)

With a three piece suite comprising of a walk in shower, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 10'7" x 10'8" (3.23 x 3.27)

With a central heating radiator and rear facing UPVC doors providing access to the conservatory. the room is of double size featuring neutral décor and carpet to the flooring.

Bedroom Two 7'10" x 9'0" (2.39 x 2.76)

With a rear facing UPVC window and central heating radiator. The room is of double size with neutral décor and carpet to the flooring.

Conservatory 10'11" x 6'5" (3.35 x 1.96)

Built upon a brick base with UPVC glazing to include a side facing entrance door and enjoying views over the rear garden.

Front Elevation

To the front of the property is a laid to lawn garden with drive way which in turn leads to the detached garage.

Rear Elevation

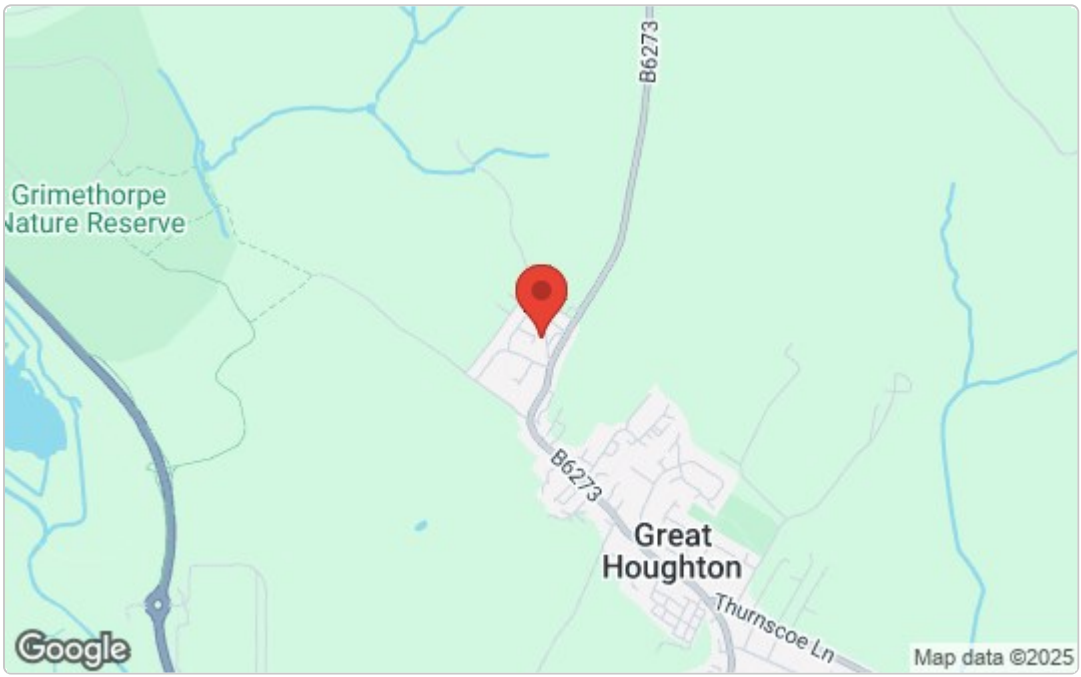
To the rear of the property is a laid to lawn garden with established shrubs and patio area, the garden is secured with a concrete panelled fence and also benefits from a brick built storage cupboard attached to the garage.

Material Information

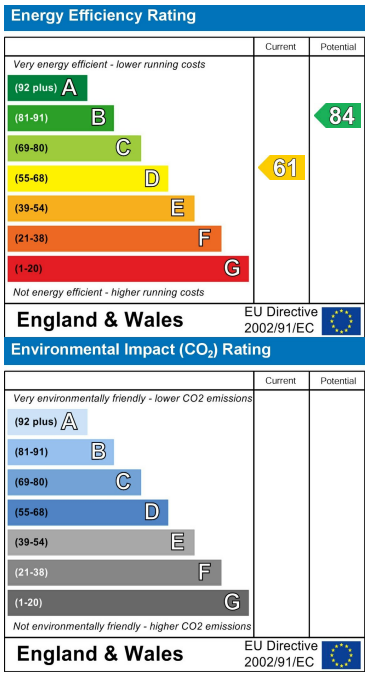
Council Tax Band: B
Tenure: Freehold
Property Type: Semi Detached Bungalow
Construction type Brick built
Heating Type: Gas Central Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type: Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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