



# 13 Mount Avenue

Great Houghton, BARNSELY, S72 0BP

Offers Over £180,000



Beautifully Presented and Deceptively Spacious Three-Bedroom Semi-Detached Home

This beautifully presented three-bedroom semi-detached home offers style, comfort, and versatility throughout. The property boasts a detached garage with a flexible space to the rear, ideal for use as a children's games room, home office, or gym.

Inside, the dining kitchen forms the heart of the home, providing a warm and sociable space for family living and entertaining. The well-proportioned lounge features French doors opening out to the rear garden, where you'll find a gazebo and patio seating area—perfect for relaxing or outdoor dining.

Upstairs, there are three generously sized bedrooms, offering ample space for the whole family.



## GROUND FLOOR

### ENTRANCE HALL

Composite entrance door and stairs which rise to the first floor landing.

### LOUNGE

A spacious and inviting lounge featuring a front-facing double-glazed window allowing plenty of natural light. French-style doors open to the rear garden, creating a seamless indoor-outdoor flow. The room also benefits from a TV aerial point and attractive laminate flooring, adding both comfort and style.

### DINING KITCHEN

A well-presented and spacious dining kitchen comprising a range of wall and base units with quartz-style worktop surfaces incorporating a sink with macerator. The kitchen has space for a range cooker, complemented by tiled flooring with underfloor heating. Enjoying a dual-aspect layout, the room is filled with ample natural light and features a rear entrance door for added convenience.

### UTILITY ROOM

Having plumbing and space for a washing machine.

## FIRST FLOOR

### Landing

Loft access which is fully boarded and ideal for storage.

### BEDROOM ONE

A spacious dual-aspect bedroom offering plenty of natural light and ample space for freestanding furniture. The room is fitted with a radiator, providing warmth and comfort throughout.

### BEDROOM TWO

A generous double bedroom featuring a walk-in wardrobe, radiator, and a front-facing double-glazed window that allows plenty of natural light to fill the space.

### BEDROOM THREE

A good-sized third bedroom with a rear-facing double-glazed window, providing natural light and fitted with a radiator for added comfort.

### BATHROOM

A modern three-piece suite comprising a bath, WC, and wash hand basin. The room features a radiator for warmth and a window with obscure glazing to ensure privacy while allowing natural light to enter.

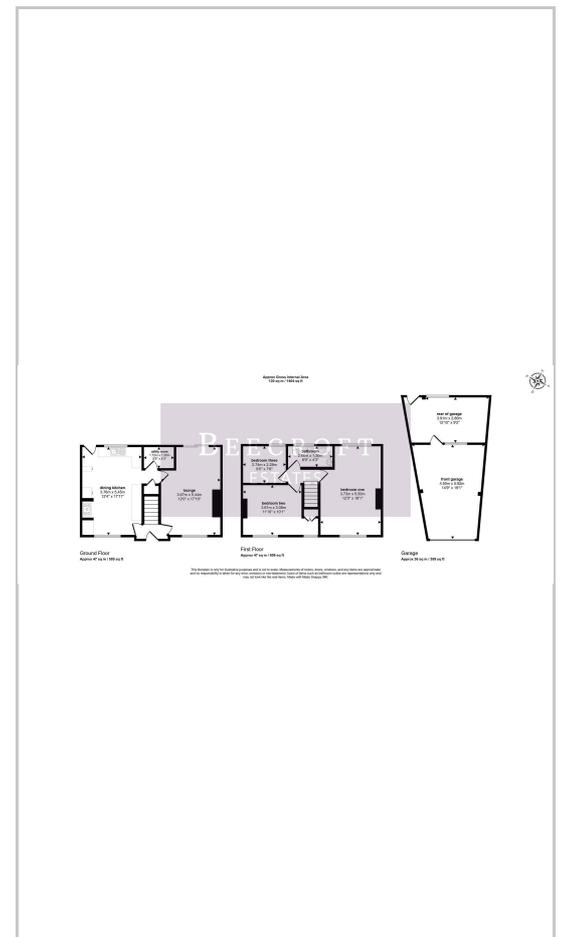
## OUTSIDE

To the front, a gated driveway provides convenient off-road parking. The rear features a generously sized garden with a patio dining area and a detached garage, offering versatile space to the rear for storage, hobbies, or additional living uses.

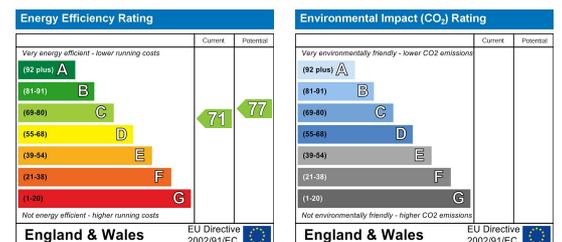
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk