



## 7 Mona Street

, Barnsley, S75 2AA

Offers Over £100,000



STUNNING AND QUIRKY TERRACE WITH A MODERN TWIST – IDEALLY LOCATED CLOSE TO BARNSELY HOSPITAL

This stunning and quirky terrace home with a modern twist has come to the market, offering spacious accommodation with a fantastic sense of flow throughout. The property leads out to a beautiful and private rear garden, creating the perfect space for relaxing or entertaining.

The home could easily be converted into a two-bedroom property, making it ideal for a variety of buyers.

Ideally located just a five-minute walk from Barnsley Hospital, the property is also close to Pogmoor, local parks, shops, and amenities, with everything you need right on your doorstep.

Externally, the property benefits from off-street parking for two vehicles. Additional features include an alarm system, security shutters to the French doors leading to the garden, new windows, and composite doors.



GROUND FLOOR

LOUNGE/DINING

This spacious and extended lounge features a stone hearth surround, ideal for decorative features, along with laminate flooring and ample space for a dining table. French-style doors lead to the rear garden and are fitted with security shutters and made-to-measure blinds. The room also benefits from a radiator and TV aerial point, creating a comfortable and versatile living and dining space.

KITCHEN

A modern and revamped kitchen comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The kitchen features an integrated oven, hob and extractor unit, with space for a fridge and plumbing for a washing machine. There is also a composite door and double-glazed window allowing natural light, along with stairs rising to the first-floor landing.

CELLAR

Ideal for storage.

FIRST FLOOR

BEDROOM ONE

The bedroom is generously proportioned and features laminate flooring, a rear-facing double-glazed window, and a radiator. The space offers ample room for bedroom furniture, creating a comfortable and practical layout.

BATHROOM

A good-sized bathroom featuring a three-piece suite comprising a bath with shower over, WC, and wash hand basin. There is also a useful storage cupboard housing the combination boiler. The room benefits from a window with obscure glazing for privacy and a radiator.

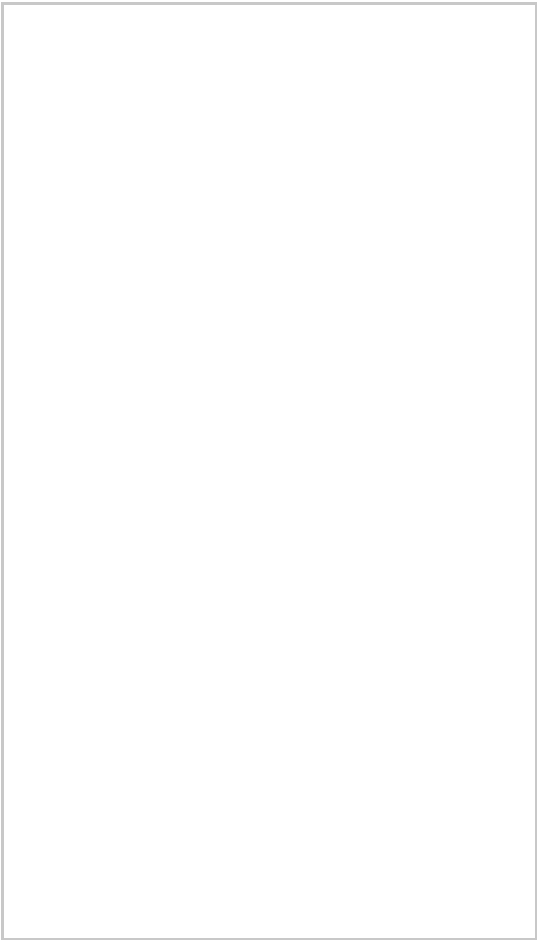
OUTSIDE

To the rear, the property features a garden area with a flagged patio, ideal for entertaining. To the front, there are two parking spaces, providing convenient off-road parking.

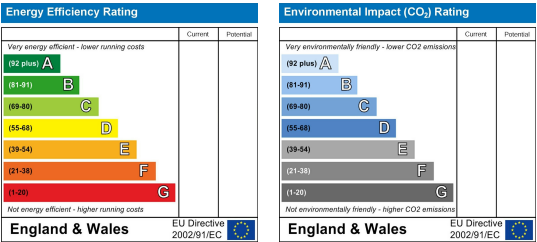
Area Map



Floor Plans



Energy Efficiency Graph



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