



# 13 Mount Avenue

Great Houghton, BARNSELEY, 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.

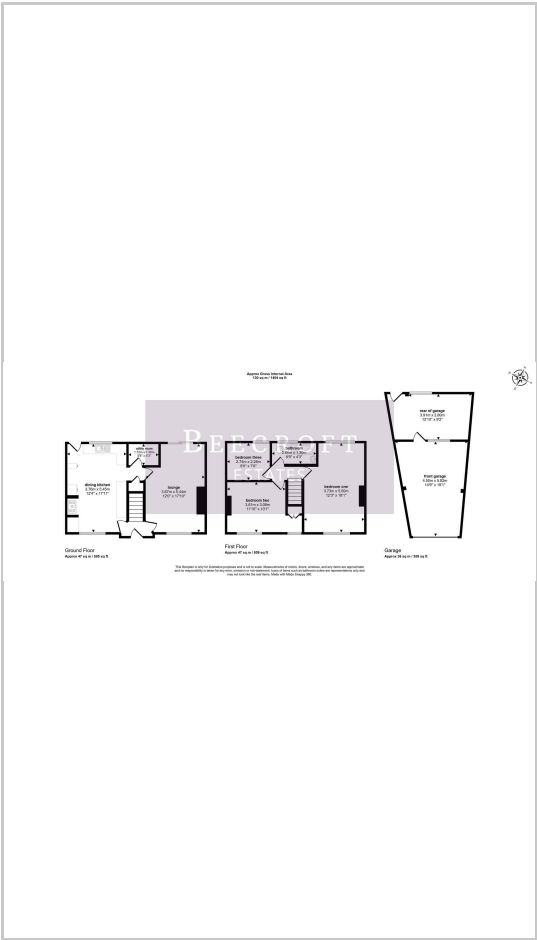
OUTSIDE

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.

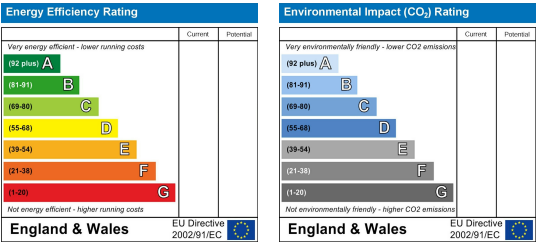
Area Map



Floor Plans



Energy Efficiency Graph



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