



26 Windsor Crescent

Little Houghton, Barnsley, S72 0HG

£140,000



A fantastic opportunity to purchase a well-presented three-bedroom semi-detached home in the sought-after village of Little Houghton. This property is offered to the market with no upper vendor chain and represents excellent value for money.

Highlights include a conservatory extension, a detached garage, off-road parking, and a rear aspect backing onto open fields—perfect for buyers seeking both comfort and a semi-rural feel. With three bedrooms and versatile living spaces, this home is ideal for first-time buyers, families, or those looking to upsize.



GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hall accessed via a stylish composite entrance door, with stairs rising to the first-floor landing.

UTILITY/SIDE ENTRANCE

Featuring plumbing for a washing machine and dryer, a composite entrance door, and a storage area housing the combination boiler. Provides convenient access to the dining kitchen.

DINING KITCHEN

A contemporary kitchen fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink with mixer tap. Integrated appliances include an oven, hob, and extractor unit. A rear-facing double-glazed window provides natural light, and there is ample space for a dining table.

LOUNGE

A front-facing lounge featuring a double-glazed window, a feature fireplace with surround, and a TV aerial point. The room offers ample space for furniture and creates a bright, welcoming living area. A sliding door from the lounge provides direct access to the conservatory, creating a seamless connection between the living spaces and enhancing natural light.

CONSERVATORY

A bright and airy conservatory overlooking the rear garden, with delightful views over the adjoining fields.

FIRST FLOOR

LANDING

BEDROOM ONE

A good-sized bedroom featuring a double-glazed window, central heating radiator, and a convenient walk-in wardrobe/storage area, providing both comfort and practicality.

BEDROOM TWO

A further well-proportioned bedroom with a rear-facing double-glazed window, central heating radiator, and ample space for furniture, offering a bright and versatile room.

BEDROOM THREE

A well-proportioned third bedroom featuring laminate flooring, a front-facing double-glazed window, and a central heating radiator. The room is currently utilised as a home office, demonstrating its flexibility.

BATHROOM

A three-piece suite comprising a bath with shower over, low-flush WC, and wash hand basin. The room is complemented by a window with obscure glazing for privacy and a central heating radiator.

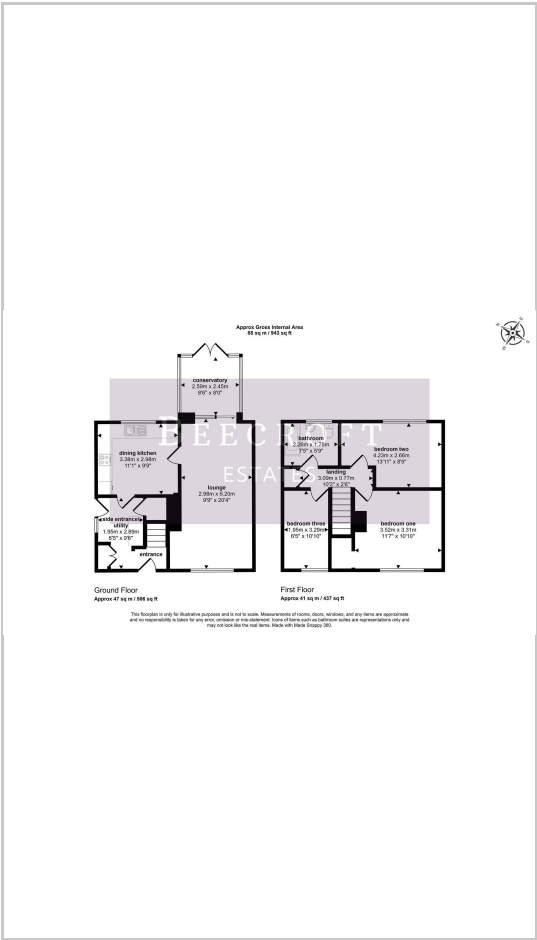
OUTSIDE

To the front, the property benefits from a garden area with lawn and planted borders. To the side, a driveway provides off-road parking and leads to the detached garage. The rear garden is mainly laid to lawn with a patio seating area and enjoys open-field aspect views, offering privacy and a tranquil setting.

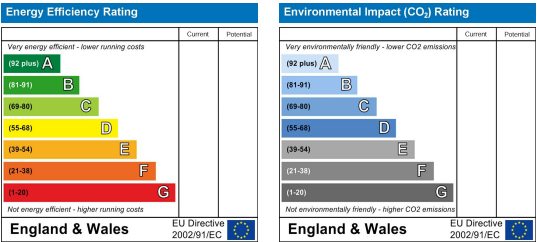
Area Map



Floor Plans



Energy Efficiency Graph



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