



## 37 Mitchells Avenue

Wombwell, Barnsley, S73 8GA

Price Guide £270,000



GUIDE PRICE £270,000- £280,000 Beautiful Family Home! Situated on a popular development, close to local amenities and schools. The property briefly comprises; entrance hall, lounge, kitchen/diner, ground floor w.c., utility, four bedrooms, en-suite, family bathroom, integral garage, off road parking and private landscaped rear garden.

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## GROUND FLOOR

### Entrance Hall

This welcoming entrance hall is well proportioned with radiator and stairs rising to the first floor landing.

### Lounge

This front facing reception room has a most attractive fireplace with oak mantel and inset electric wood-burning style stove, radiator and tv aerial point.

### Dining Kitchen

A superb open plan living space, ideal for entertaining. The kitchen area has an extensive range of wall and base units complemented by a good expanse of worktop surfaces which incorporates the sink unit with mixer tap, integrated appliances include the Electrolux oven, four-ring ceramic hob with extractor fan, fridge, freezer and dishwasher. The dining area has French style doors giving access to the rear garden and ample space for a dining table.

### Downstairs WC

Providing a two piece suite in white.

### Utility

Providing an inset one and a half bowl stainless steel sink unit, wall and base units, ceramic tiling to the splashback surrounds, plumbing facilities for an automatic washing machine and also a space for a condensing dryer. Access from the utility is then provided through to the short garage.

### Garage

## FIRST FLOOR

### Landing

### Master Bedroom

A front facing master bedroom being well proportioned with radiator and access to the en-suite.

### En-suite

A three piece suite.

### Bedroom Two

A further double bedroom with front facing double glazed window and radiator.

### Bedroom Three

A good size with double glazed window and radiator.

### Bedroom Four

A radiator and double glazed window.

### House Bathroom

A three piece suite with shower over bath.

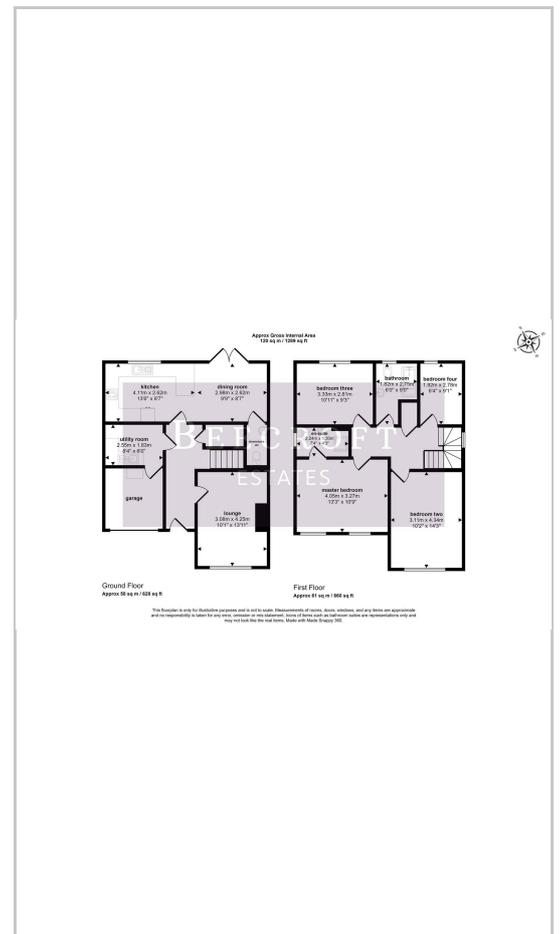
## OUTSIDE

To the front is a double width driveway providing off street parking. To the rear of the property is a particularly well proportioned principally lawned garden enclosed by timber fencing and backing on to the woodland.

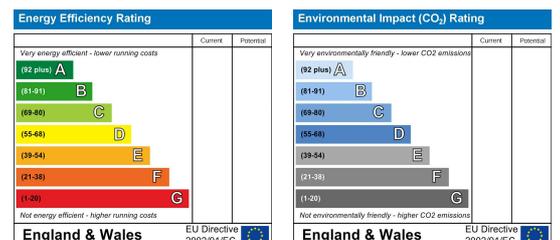
## Area Map



## Floor Plans



## Energy Efficiency Graph



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