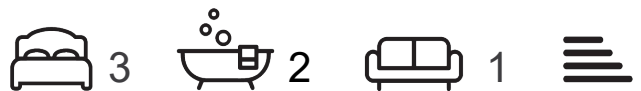




## 95 Mitchells Avenue

Wombwell, Barnsley, S73 8GA

**Guide price £175,000**





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Welcome to this charming property located on Mitchells Avenue in the lovely town of Wombwell, Barnsley. This delightful house boasts a modern design with 1 reception room, 3 bedrooms, and 2 bathrooms, making it the perfect family home.

Situated in a recently built estate, this property offers a fresh and contemporary feel. One of the highlights of this home is the playground within the estate, providing a safe and fun space for children to play just a stone's throw away from your doorstep.

Convenience is key with this property, as it is within walking distance to various amenities such as shops, schools, and parks, making daily errands a breeze. The ensuite bathroom in the master bedroom adds a touch of luxury and privacy for the homeowners.

For those who commute for work, this property is ideal as it offers easy access to transportation links, ensuring a smooth journey to and from work.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the wonderful memories you could create in this beautiful property on Mitchells Avenue.

### Entrance Hallway

External door into the hallway. Stairs to the first floor landing. Door into the lounge and WC.

### WC

WC and sink. Front facing window.

### Lounge

Front facing window. Built in storage cupboard. Door into the kitchen.

### Kitchen

Wall and base units with space for dishwasher, washing machine, fridge freezer, oven, hob with extractor fan and sink with drainer. Rear facing window and door onto the garden. Space for a dining table and chairs.

### Bedroom One

Front facing window. Space for a double bed and wardrobes. Built in storage cupboard. Door into the ensuite.

### Ensuite

Front facing window. Shower cubicle, WC and sink.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a bed and wardrobes.

### Bathroom

Side facing window. WC, sink and bath with shower over.

### Exterior

To the front of the property there is a double driveway. There is side access to the rear garden with a patio, lawn and decked area. Also space for a shed.



## Road Map



## Hybrid Map



## Terrain Map



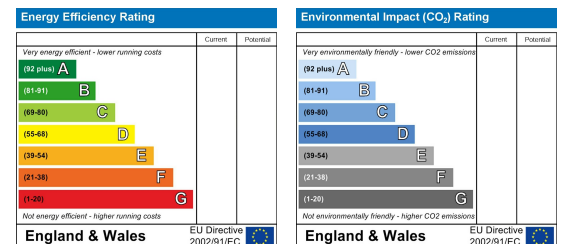
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.