

HUNTERS[®]

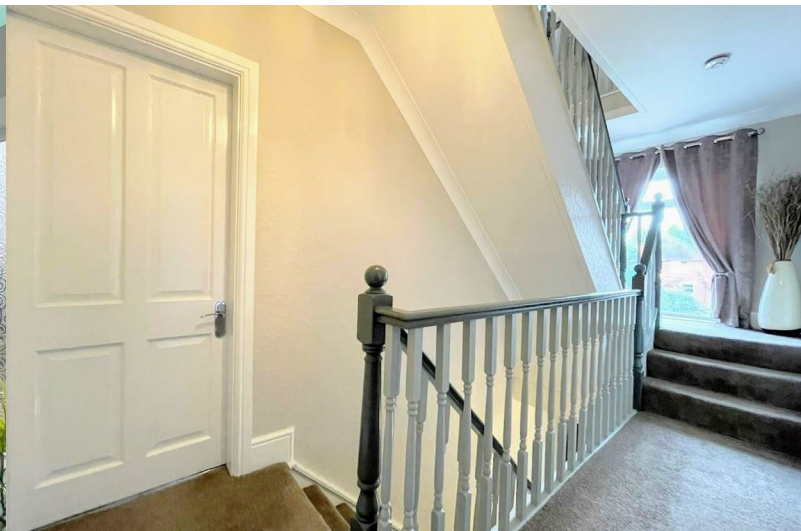
HERE TO GET *you* THERE



Mount Vernon Road

Barnsley, S70 4DW

Offers In The Region Of £280,000



46 Mount Vernon Road

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Entrance Hall

Welcomed into the property via the entrance door into the hall with laminate effect vinyl finished flooring, stairs rising to the first floor with fitted carpet, a wall mounted radiator and access to rooms on the ground floor.

Lounge

12'6" x 15'9" (3.8 x 4.8)

The lounge provides fitted carpets, an electric fire with a feature surround, a wall mounted radiator and a large PVCu double glazed bay window to the front elevation.

Kitchen

8'2" x 9'10" (2.5 x 3)

The kitchen is fitted with a range of wall and base units with an inset sink and drainer with a mixer tap over, space for a Range cooker with extractor fan over, space and plumbing for a washing machine and space for under counter fridge freezer. Also with LED spot lighting to the ceiling, an elevated PVCu double glazed window, a wall mounted radiator and laminate effect vinyl finished flooring.

Dining Room

9'10" x 13'1" (3 x 4)

The dining room includes laminate effect vinyl finished flooring, a wall mounted radiator and access to the Orangery.

Orangery

9'10" x 9'10" (3 x 3)

The orangery offers laminate effect vinyl finished flooring, LED spot lighting to the ceiling, laminate flooring, a wall mounted electric radiator and PVCu double glazed French style patio doors leading to the rear garden.

Landing

The landing includes fitted carpets, a rear facing PVCu double glazed window, stairs rising to the attic bedroom and access to rooms on the first floor.

Bathroom

The house bathroom features a five piece suite comprising a low flush WC, vanity wash hand basin, panel bath, bidet and large walk in shower cubicle. Also with fully tiled walls, laminate effect vinyl finished flooring, LED spot lighting to the ceiling, a wall mounted towel radiator and an elevated PVCu double glazed window.

Bedroom One

12'6" x 15'9" (3.8 x 4.8)

The first bedroom provides fitted carpets, integral wardrobes, a wall mounted radiator and a PVCu double glazed bay window to the front elevation.

Bedroom Two

11'6" x 13'1" (3.5 x 4)

The second bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Three

6'7" x 11'6" (2 x 3.5)

The third bedroom has fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Four

12'6" x 12'6" (3.8 x 3.8)

Located on the second floor is the attic with fitted carpets, a wall mounted radiator and two elevated PVCu double glazed windows.



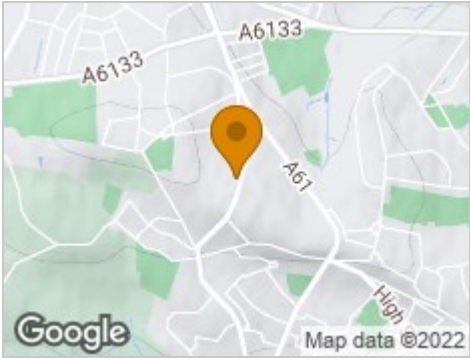
Road Map



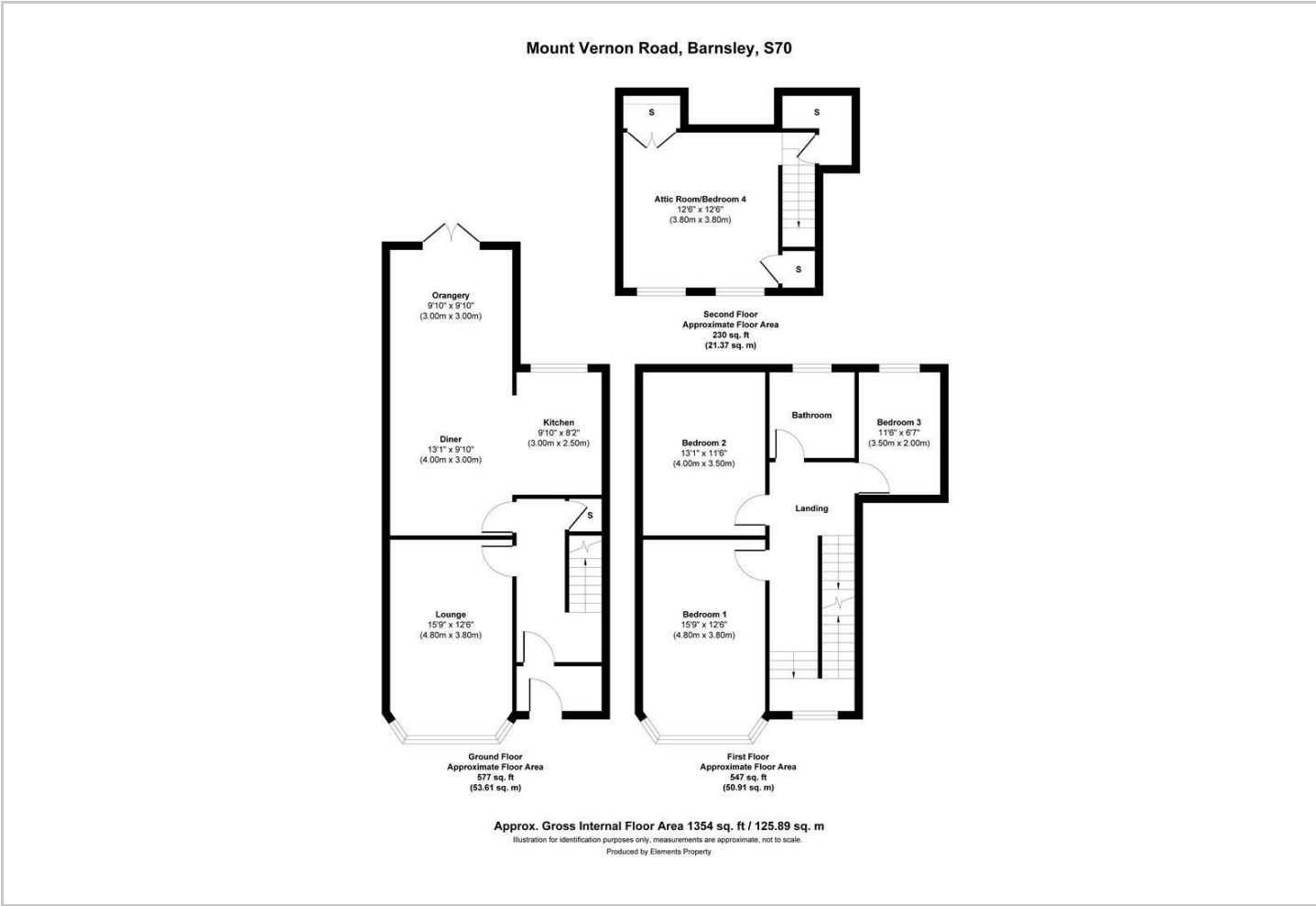
Hybrid Map



Terrain Map



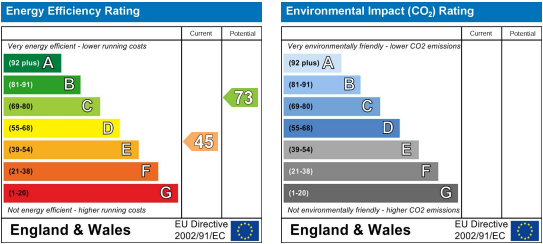
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.