

HUNTERS®

HERE TO GET *you* THERE



Turner Street

Great Houghton, Barnsley, S72 0DL

Guide Price £110,000 to £120,000



Council Tax: A



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Living Room

12'09" x 12'10" (3.89m" x 3.91m")

Via a newly fitted composite door this opens into the stunning living room, newly renovated with fitted media wall including lights with electric log burner style fire giving the room not only a focal point but a cosy feel, the modern room is decorated in cool tones with light wooden flooring, wall mounted radiator, aerial point in place, newly fitted uPVC window to the front and doorway leading to the kitchen/diner.

Kitchen/Diner

10'08" x 10'10" (3.25m" x 3.30m")

Step inside the ultra stylish, newly fitted kitchen, having an array of wall and base units in grey high gloss providing storage, contrasting white worksurface over, dark sink, drainer and matching mixer tap, integrated fridge freezer as well as washing machine, integrated electric oven and hob with extractor fan over, a purpose built breakfast island matching the kitchen with further under storage sits to the side, with wall mounted radiator, light wood effect flooring, composite rear entrance door, newly fitted uPVC window to the rear with two further doors one leading to storage cupboard and the other to the stairs rising to first floor.

Landing

From the roomy landing all doors lead to bedrooms and shower room.

Bedroom One

12'01" x 12'10" (3.68m" x 3.91m")

The generously sized master bedroom is filled with natural light from the newly fitted uPVC to the front, purpose built grey wardrobes and draws as well as

built in cupboard provide that extra storage we all crave, the storage cupboard also houses the combi boiler which is a Baxi and only 18 months old, decorated in neutral tones and having a wall mounted radiator to finish the room.

Bedroom Two

11'01" x 4'10" (3.38m" x 1.47m")

A good sized second bedroom or office space, decorated in neutral tones with newly fitted uPVC window to the rear.

Shower Room

7'07" x 5'04" (2.31m" x 1.63m")

The newly refurbished shower room is the perfect spot to relax and unwind after a long day, comprising of walk in shower, low flush WC, and pedestal sink with under storage, decorative aqua panelled walls for easy clean, designer wall mounted radiator and uPVC frosted window to the rear.

Exterior

The property is located on a small private street, ample off road parking is available with access to front entrance.

To the rear is an enclosed maintenance friendly garden, with decorative pebbles in place and a paved area ideal for seating in the summer months.



Road Map



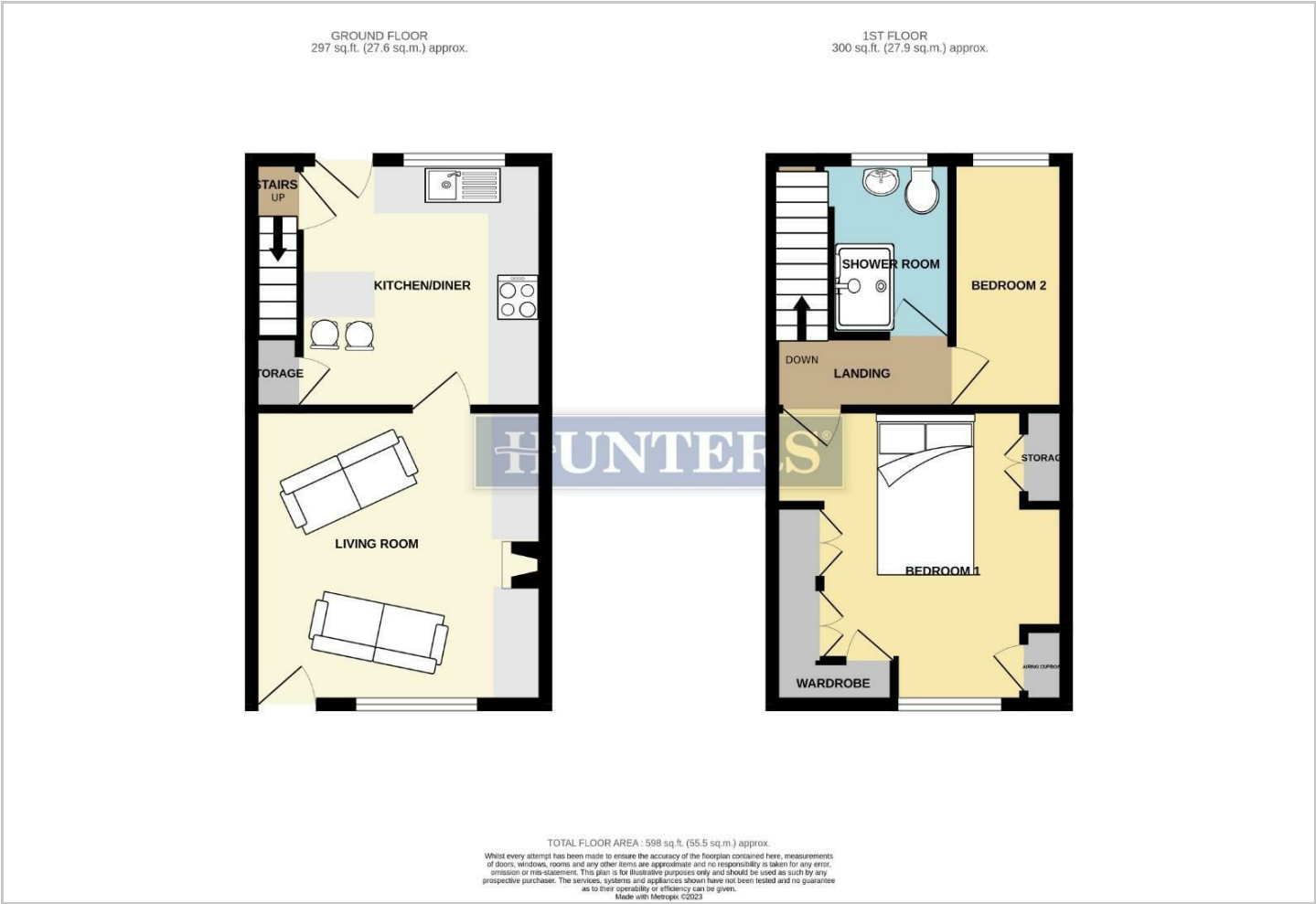
Hybrid Map



Terrain Map



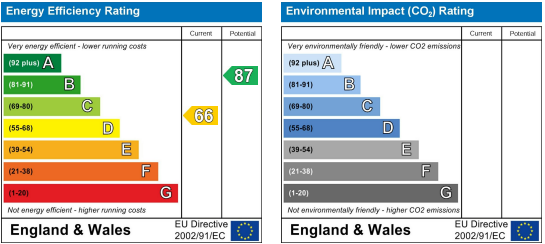
Floor Plan



Viewing

Please contact our Hunters Deane Valley - Rotherham North Office on 01709 894440 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.