



## Stonebridge Lane

Great Houghton, Barnsley, S72 0BY

Offers In The Region Of £170,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- LARGE FRONT AND REAR GARDENS
- CONSERVATORY
- GOOD COMMUTE LOCATION
- EPC RATING: E
- SOUGHT AFTER LOCATION
- BEAUTIFUL DECOR
- CLOSE TO ALL LOCAL AMENITIES
- MODERN FIXTURE AND FITTINGS
- COUNCIL TAX BAND: A

# Stonebridge Lane

Great Houghton, Barnsley, S72 0BY

Offers In The Region Of £170,000



CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR, BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN GREAT HOUGHTON.

LOOKING FOR A PROPERTY WITH A LARGE GARDEN? LOOK NO FURTHER. Take a look around this spacious three bedroom semi detached property, located on a sought after estate within Great Houghton. Boasting no upward chain, ample on road parking and well maintained front and rear gardens. Close to all local amenities, good public transport links, surrounded by reputable schools and within easy reach of the A1 and M1 this property is ideally situated. Briefly comprising of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, three good sized bedrooms and family bathroom. Viewings are highly recommended!

## ENTRANCE HALL

Make an entrance through a white uPVC door into a handy area to take off those muddy shoes. Comprising of tall wall mounted radiator, carpet flooring, staircase to first floor and doorway leading straight into the dining area.

## LOUNGE

11'11 x 17'10 narrowing to 13'01" (3.63m x 5.44m narrowing to 3.99m)

Having a uPVC sliding patio door leading out into the conservatory, making this the perfect design for the principle reception room. Having beautiful décor comprising of grey carpet flooring, wall mounted radiator and large front facing uPVC window.

## KITCHEN

12'05" x 7'07" (3.78m x 2.31m)

A generous sized kitchen area. The kitchen consists of an array wall and base units adding plenty of storage with complimentary work surface over, sink with drainer and stainless steel mixer tap. Space for free standing cooker and tall fridge freezer with plumbing for washing machine. Comprising of wall mounted radiator, splash back tiling and uPVC window to the rear. Easy to clean vinyl flooring with external door entering out into the large rear garden. Further internal doors leading understairs storage cupboard, Lounge area, and store room housing the combi boiler.

## DINING ROOM

12'01" x 9'10" (3.68m x 3.00m)

Beautifully designed dining area with two uPVC windows filling the room with natural sources of light. Carpet flooring with wall mounted radiator and plenty of space for a dining table and chairs,. Further door leading into the Kitchen area.

## CONSERVATORY

7'00" x 9'10" (2.13m x 3.00m)

A splendid room, bringing the outdoors in and allowing you to enjoy the garden and the views all year round. Comprises of tile flooring and uPVC french doors leading directly out on to the enclosed garden.

## LANDING

Doorways lead to all three bedrooms and family bathroom. Comprising of modern décor and carpet flooring.

## BEDROOM ONE

11'10" x 18'00" narrowing to 13'01" (3.61m x 5.49m narrowing to 3.99m)

An exquisite master bedroom spanning a large length of the property boasting stunning décor with the extra storage space we all crave providing by the large storage cupboard in the corner. Benefiting from carpet flooring and uPVC windows overlooking the front and rear garden.

## BEDROOM TWO

12'03" x 9'11" (3.73m x 3.02m)

A further good sized double bedroom with plenty of room for extra bedroom furniture having wall mounted radiator, stylish décor and uPVC window to front exterior.

## BEDROOM THREE

9'00" x 7'06" (2.74m x 2.29m)

A further good sized bedroom comprising of wall mounted radiator and uPVC window to the rear elevation.

## BATHROOM

8'10" x 4'04" (2.69m x 1.32m)

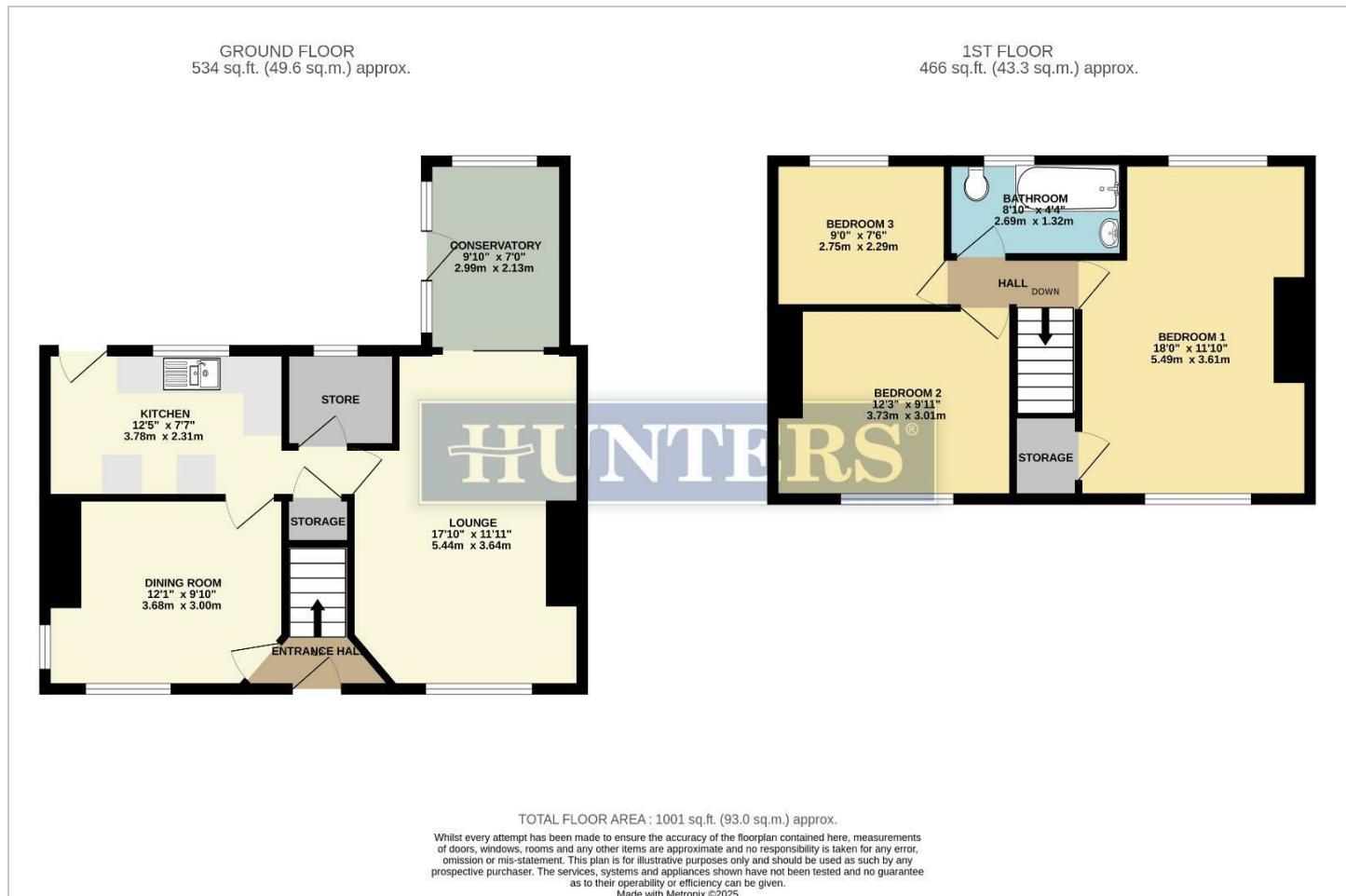
An elegant bathroom benefiting from fully tiled walls, fitted with three piece suite. Comprising of panelled bath with shower over and glass screen, low flush WC and wash hand basin. Extra bonuses of wall mounted heated towel rail and frosted uPVC window to the rear.

## EXTERIOR

The front of the property has great kerb appeal. Having a large easy to maintain front garden with pathway leading to the front entrance.

To the rear is a large well landscaped enclosed garden area. Having large beautifully presented slabbed patio area ideal for entertaining in the summer months aswell as generous sized lawn area with high wooden fencing with plants and shrubs adding to the beauty of the garden.

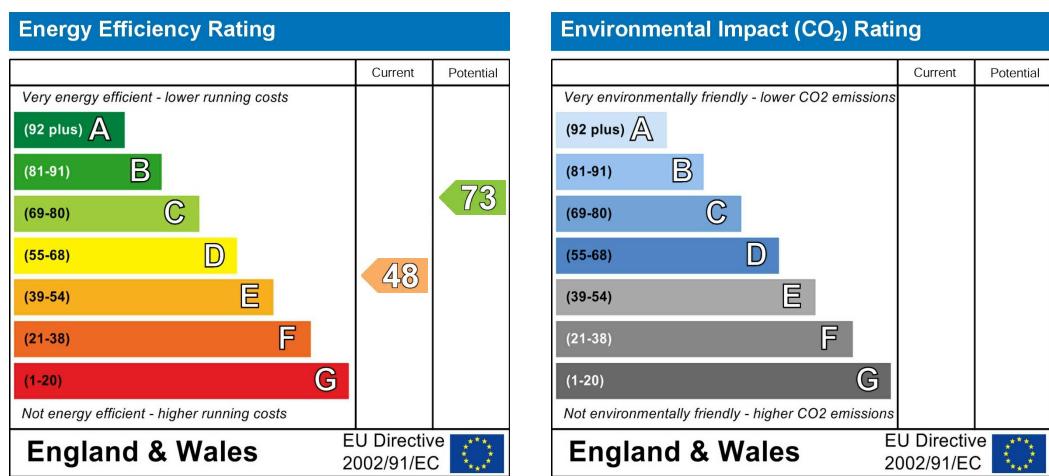
## Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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