



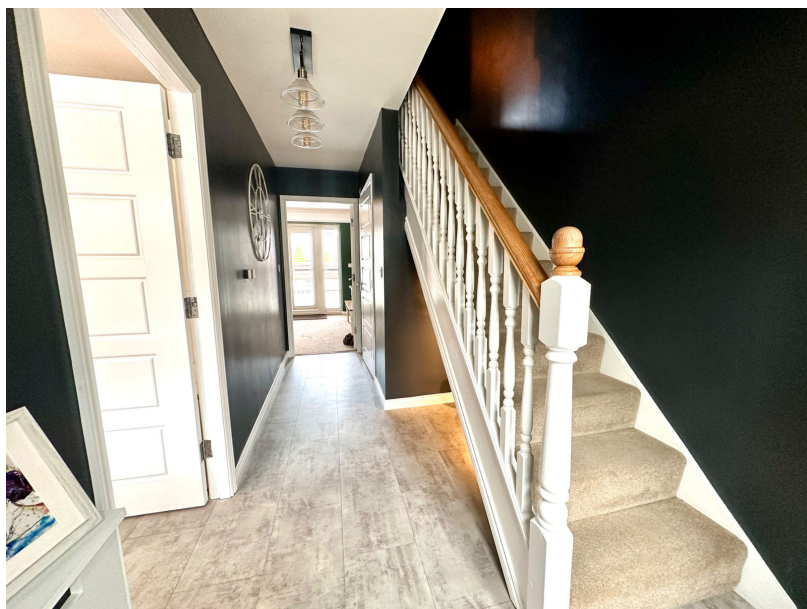
MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Hawthorne Avenue, Barnsley, S71 5FT

Offers Over £179,950

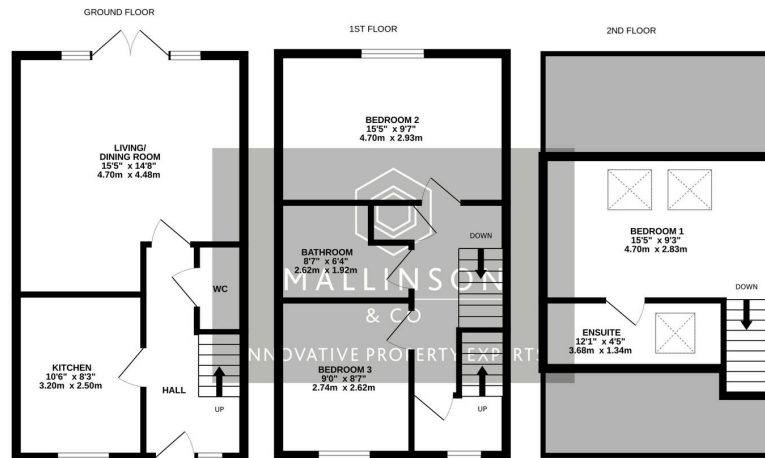
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- TOWN HOUSE
- 3 STOREY
- 3 DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- EN SUITE TO BEDROOM 1
- HIGHLY REGARDED DEVELOPMENT
- OFF STREET PARKING
- ASTRO TURFED & PAVED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS



TAKE A LOOK AT THIS ... SITUATED ON THE OUTSKIRTS OF BARNSELY IS THIS BEAUTIFULLY APPOINTED, THREE DOUBLE BEDROOM, THREE STOREY TOWNHOUSE, OFFERING A WEALTH OF ACCOMMODATION BEING WELL PRESENTED THROUGHOUT. THE PROPERTY IS LOCATED WITHIN MINUTES DRIVE OF BARNSELY TOWN CENTRE, IS CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS AND IS IDEALLY SUITED TO THE COUPLE OR FAMILY PURCHASER.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**INNOVATIVE
PROPERTY
EXPERTS**

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