



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Hawthorne Avenue, Barnsley, S71 5FT

Offers Over £185,000

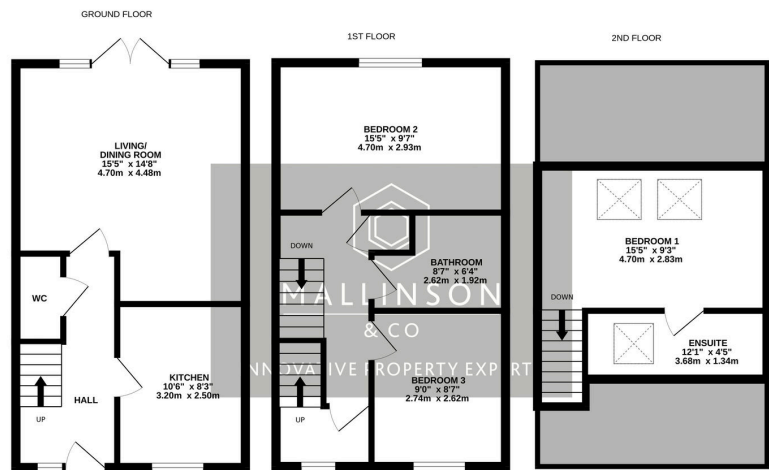
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- MID TOWN HOUSE
- 3 STOREY
- 3 DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- EN SUITE TO BEDROOM 1
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS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



TAKE A LOOK AT THIS ... SET WITHIN THIS HIGHLY REGARDED HARRON HOMES DEVELOPMENT ON THE OUTSKIRTS OF BARNSELY IS THIS BEAUTIFULLY APPOINTED, THREE DOUBLE BEDROOM MID TOWNHOUSE PROPERTY, OFFERING ACCOMMODATION OVER THREE FLOORS WITH A STUNNING FINISH THROUGHOUT. ONE OF THE MAIN SELLING FEATURES IS PRINCIPAL BEDROOM ONE, HAVING A LARGE EN SUITE. 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 FIRST TIME BUYER, COUPLE OR FAMILY PURCHASER. AN EARLY INSPECTION IS HIGHLY RECOMMENDED.



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) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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 PROPERTY  
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**Mallinson & Co**

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