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32 Melton Avenue, Barnsley, S73 0XS
Offers in excess of £140,000

Goodmove are delighted to present this three bedroom mid terrace house to the market.

Situated on Melton Avenue, Brampton, Barnsley, this mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, couples or investors.

The ground floor comprises an entrance porch leading into a spacious living room, providing a comfortable space to relax and entertain. To the rear is a fitted kitchen with ample worktop and cupboard space, along with access to a useful store room. To the first floor, the landing provides access to three bedrooms, offering flexible accommodation for families, guests or those working from home. The property also benefits from a shower room.

Ideally situated within close proximity to a range of local amenities including shops, services and highly regarded schools for all ages. This property benefits from easy access to the M1 and A1 motorway networks as well as the A635 main road making it ideal for commuters. It is also within an easy distance to Wombwell Train Station.

The property has been attractively priced and we would invite all buyers in a position to proceed to view. Please call for more information.





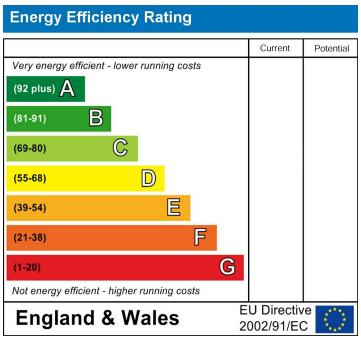


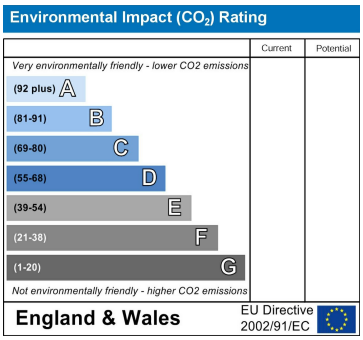
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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