

HUNTERS[®]

HERE TO GET *you* THERE



George Street

Wombwell, Barnsley, S73 0DD

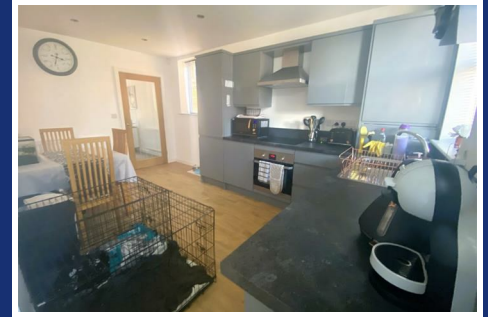
Guide Price £160,000



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Entrance Hall

Via a composite door this leads into the open plan entrance hall, having staircase rising to first floor and opening leading to the kitchen/diner

Kitchen/Diner

15'05" x 9'04" (4.70m" x 2.84m")

The sleek and modern kitchen/diner is a great place to entertain family and friends, having a grey high gloss kitchen with an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine, integrated fridge/freezer, integrated electric oven and hob with extractor fan over, splash back tiles to walls, with uPVC windows to the front and side elevation letting in the natural light, neutrally decorated with wall mounted radiator, ample space for a dining table and two further doors, one leading to the WC and the other to the living room.

WC

5'08" x 2'08" (1.73m" x 0.81m")

Hany addition to any household this room comprises of low flush WC and wash hand basin with chrome heated towel rail and neutral décor.

Living Room

14'06" x 12'06" (4.42m" x 3.81m")

The living room even though extensive stills gives a cosy feel and is flooded with natural light from a uPVC window as well as French doors opening to the rear garden, neutrally decorated with wall mounted radiator and aerial point it really is a place the whole family can enjoy.

Landing

From the landing all doors lead to bedrooms and bathroom.

Bedroom One

12'10" x 12'07" (3.91m" x 3.84m")

Generously sized master bedroom with plenty of space to add storage if needed, with two uPVC windows to the front filling the room with natural light, wall mounted radiator and aerial point finish this space.

Bedroom Two

12'05" x 12'02" (3.78m" x 3.71m")

Another spacious double room and similar in size to the master, having neutral décor, wall mounted radiator and a further two uPVC windows to the rear.

Bathroom

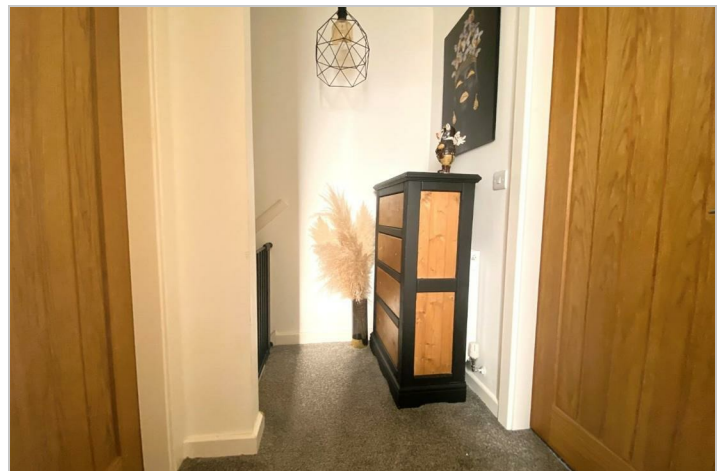
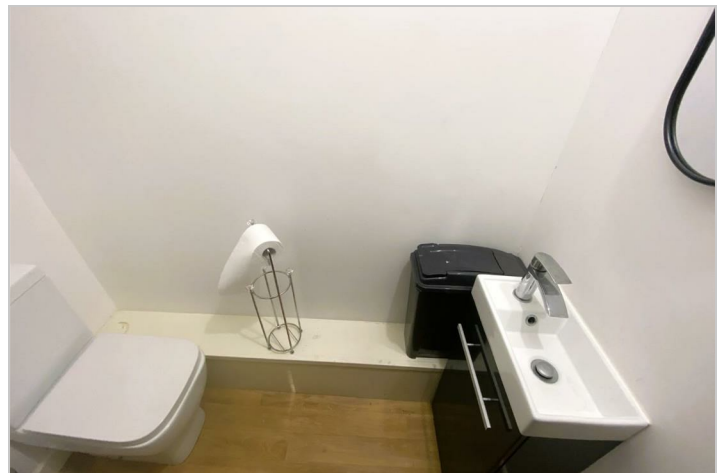
5'05" x 9'01" (1.65m" x 2.77m")

The contemporary family bathroom is the perfect spot to relax and unwind, comprising of a four piece suite with low flush WC, wash hand basin with under storage, bath and shower unit, decorative splash back tiles to walls, heated towel rail and frosted uPVC window to the side elevation.

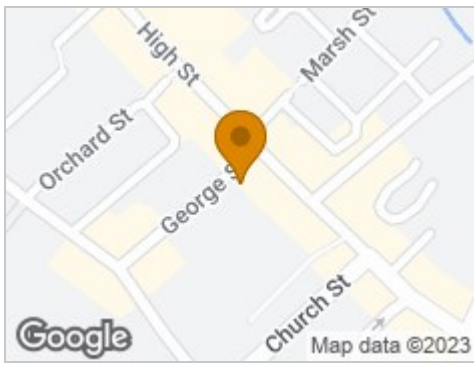
Exterior

To the front of the property is a well maintained tar mac driveway allowing for secure off road parking, a paved pathway then leads to front entrance.

At the rear is a fully enclosed garden, mainly paved ideal for seating in the summer months and low maintenance, land to the rear of the fencing is also owned by this property should you wish open this up and extend the garden further.



Road Map



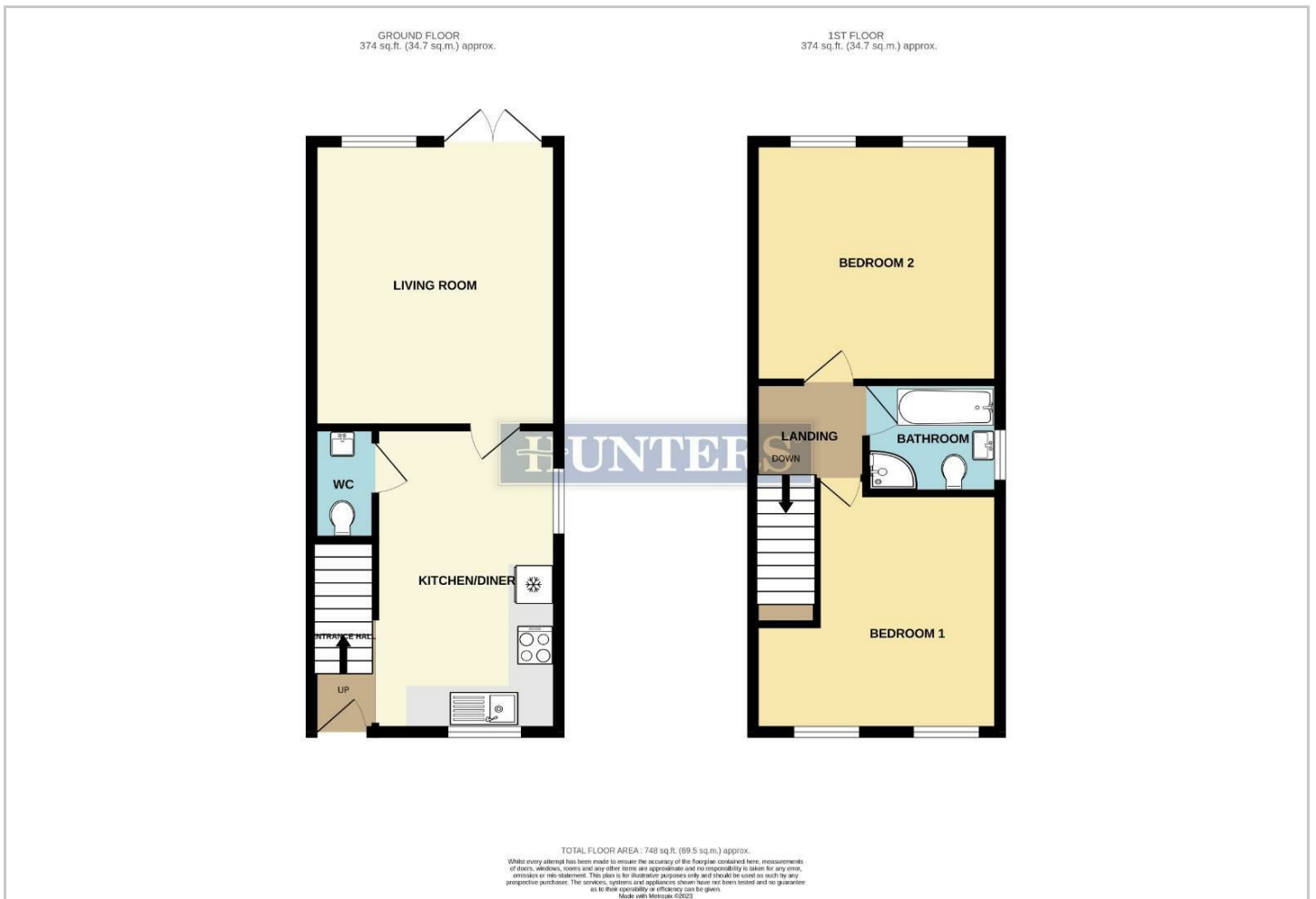
Hybrid Map



Terrain Map



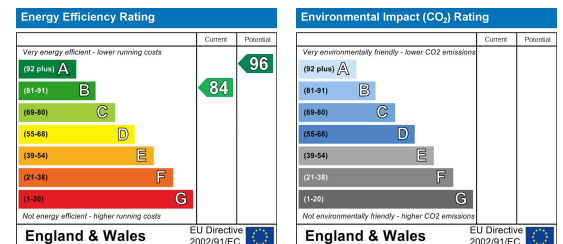
Floor Plan



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.

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.