

HUNTERS[®]

HERE TO GET *you* THERE



Margaret Road

Wombwell, Barnsley, S73 0JB

Guide Price £260,000 - £270,000



Council Tax: D



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PORCH

Stepping through a stunning double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Further door leading into the inner hall.

HALL

Extensive hall leading straight to the kitchen/diner. Further doors accessing the Lounge and all three Bedrooms.

LOUNGE

12'08 x 17'03 including bay window (3.86m x 5.26m including bay window)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed bay window to the front as well as a large uPVC window to the side. The room hosts an impressive multi fuel log burner giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiators, aerial point and telephone point and carpet flooring.

KITCHEN/DINING ROOM

17'10 x 9'05 (5.44m x 2.87m)

You really appreciate the added benefits created by this brilliant, exquisite kitchen/diner benefiting with high end appliances comprising of a wide range of wall and base units with beautiful solid wood work surface over, integrated electric oven, electric four ring hob with extractor hood over, built in microwave, built in double Belfast style sink with stainless steel mixer tap and space for fridge freezer. Chic décor with dining area space providing the perfect place to sit and enjoy your family meals. Double glazed

window to the rear with open doorway leading straight into the utility room.

UTILITY ROOM

6'02 x 9'11 (1.88m x 3.02m)

Handy addition to any home. Having cream wall and base unites with solid wood worksurface over, under counter space and plumbing for washing machine and dryer. Plenty of storage space, with vertical tall wall mounted radiator, two uPVC windows to the side and double French doors leading opening out into the exquisite enclosed rear garden.

BEDROOM ONE

12'05 x 16'11 including bay window (3.78m x 5.16m including bay window)

A sumptuous large master bedroom filled with natural light through the impressive large uPVC bay window. Sensational décor with carpet flooring and three wall mounted vertical flat panelled radiators.

BEDROOM TWO

12'09 x 9'05 (3.89m x 2.87m)

A further double bedroom dazzling with beautiful décor. Having carpet flooring, wall mounted radiator and uPVC window to the side exterior. Plenty of space for bedroom furniture.

BEDROOM THREE

12'06 x 9'06 (3.81m x 2.90m)

Here we have a third double bedroom. Superb décor, providing generous space with wall mounted radiator, carpet flooring and uPVC window to the side elevation.

BATHROOM

9'04 x 11'01 narrowing to 7'02 (2.84m x 3.38m narrowing to 2.18m)

An elegant bathroom, fully tiled in serene, earthy tones, fitted with four piece suite. Comprising of free standing roll top claw foot bath with shower attachment, shower cubicle, low flush WC and wash hand basin. Extra bonuses of inset spotlights, wall mounted heated towel rail, built in storage shelves and frosted uPVC window to the rear.

EXTERIOR

The magnificent grounds of this detached bungalow make a great impression on any guest, sitting in a large plot of land, this well landscaped, tiered garden is the perfect place to sit and unwind in the summer months. Currently hosting a large easy to maintain garden area with extensive patio area perfect for entertaining in the summer months with the extra bonus of a stunning summer house having power and lighting. Driveway to the front of the property creating off road parking with slabbed pathway leading to the front entrance door and down side of the property.



Road Map



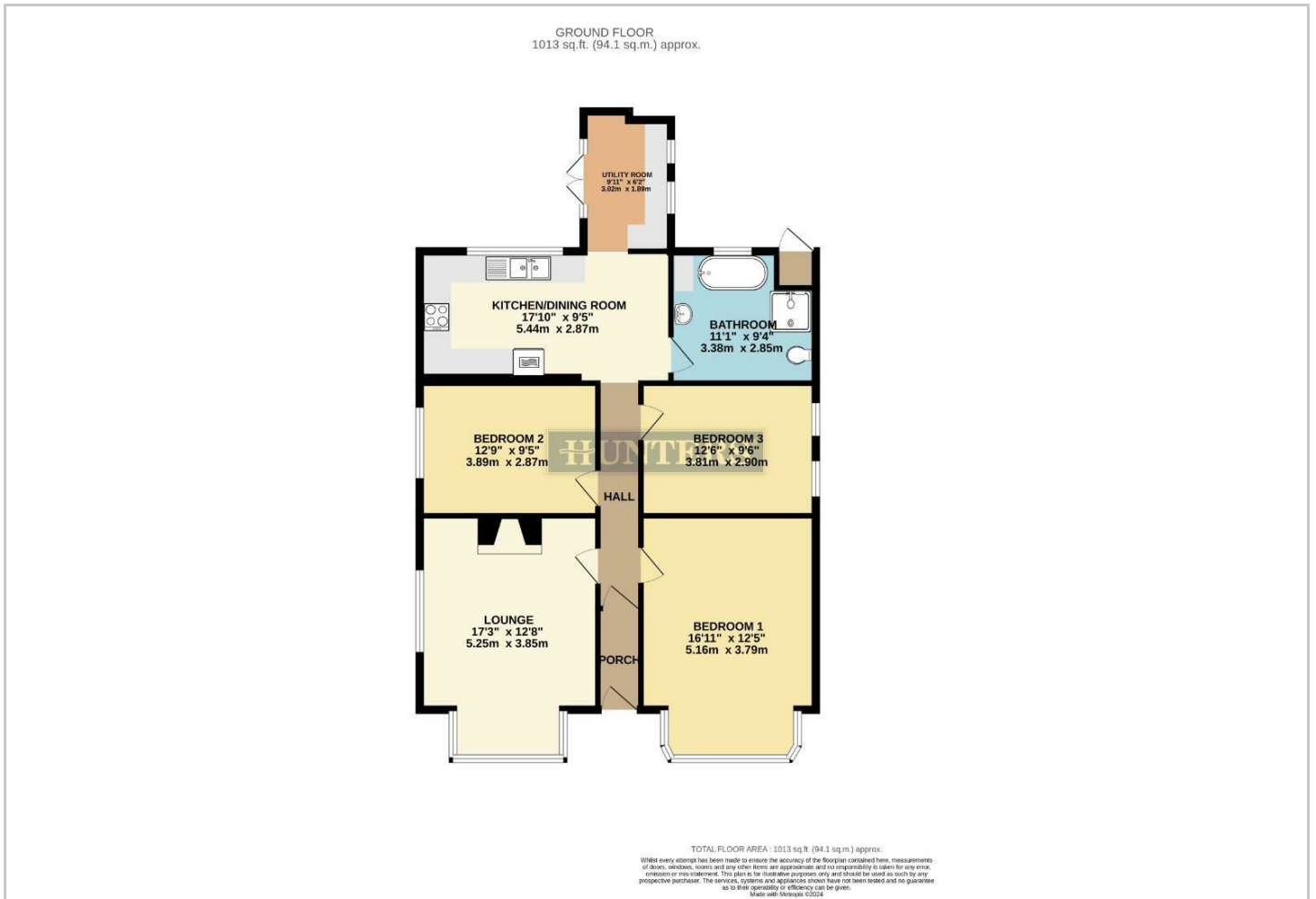
Hybrid Map



Terrain Map



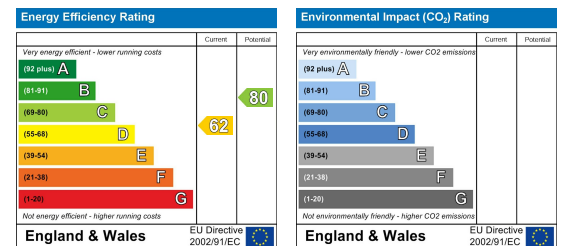
Floor Plan



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.