



Fairfield Court

wombwell, Barnsley, S73 8EF

Guide Price £130,000 - £140,000



- THREE BEDROOM MID TOWN HOUSE
- ENCLOSED PRIVATE REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND B

- OFF ROAD PARKING WITH DRIVE AND GARAGE
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING C

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Welcome to Fairfield Court, Wombwell, Barnsley - a charming location that could be the perfect setting for your new home. This delightful three-bedroom mid-town house offers a wonderful opportunity for those seeking a comfortable and spacious living space.

As you approach the property, you'll be pleased to find off-road parking with a convenient drive and garage, ensuring that parking will never be an issue for you or your guests. The enclosed private rear garden provides a tranquil outdoor space where you can relax and unwind, perfect for enjoying a cup of tea on a sunny afternoon.

Step inside, and you'll be impressed by the generous dimensions throughout the house. The spacious layout offers plenty of room for your family to grow and thrive. Whether you're looking to host gatherings with friends or simply enjoy your own space, this property caters to all your needs.

Conveniently located close to all local amenities, this home offers easy access to everything you might need, from shops to schools. Additionally, its good commute location ensures that you can easily travel to work or explore the surrounding areas without any hassle.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property at Fairfield Court is ready to welcome you with open arms.

Entrance Hall

Via a uPVC front door this leads into the welcoming entrance hall, with stairs rising to first floor and door opening to the living room.

Living Room

16'10" x 11'2" (5.13m" x 3.40m")

The living room is decorated in cool tones with wooden flooring, having a decorative coal effect fire giving the room not only a focal point but a cosy feel, with aerial point in place, wall mounted radiator and door leading to the kitchen/diner.

Kitchen/Diner

11'2" x 9'10" (3.40m" x 3.00m")

The real hub of the home is the modern kitchen/diner, having an array of wall and base units fitted in white providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, splash back tiles to walls with ample room for a dining table to entertain guests, wall mounted radiator, uPVC window to the rear as well as uPVC rear door leading out to the garden.

Landing

Landing having uPVC window to the side elevation, access to loft hatch, built in airing cupboard and doors leading to bedrooms and bathroom.

Bedroom One

8'00" x 18'7" (2.44m" x 5.66m")

Generously sized master bedroom, with built in cupboard providing that extra storage we all crave, decorated in neutral tones with wall mounted radiator and uPVC window to the front.

Bedroom Two

7'1" x 10'2" (2.16m" x 3.10m")

Further good sized double bedroom, neutrally decorated with wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'10" x 10'9" (2.69m" x 3.28m")

Good sized third bedroom or great home office,

having wall mounted radiator and uPVC window to the front.

Bathroom

Perfect spot to relax and unwind, the family bathroom comprises of low flush WC, pedestal wash hand basin and bath, with tiled walls and floor for easy clean, wall mounted radiator and frosted uPVC window to the rear.

Exterior

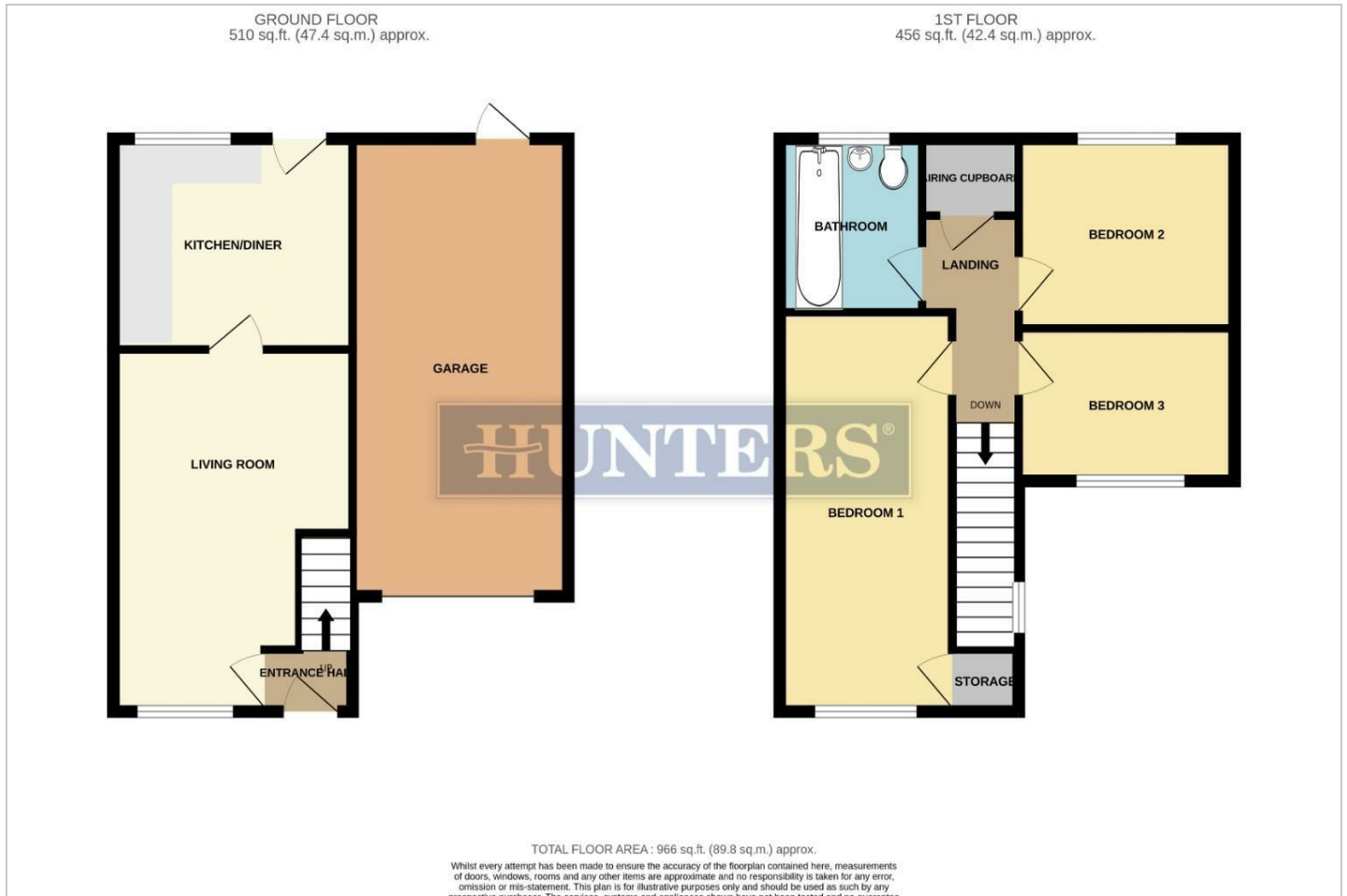
The front of the property allows for ample off road parking, having not only a drive but attached garage, a side lawn adds a splash of colour with path then leading to front entrance.

To the rear is a fully enclosed garden, partly paved which is ideal for seating during the warmer months leading to a lawn, large established trees/hedges are to the back of the garden adding not only to the privacy but to the beauty of the space as well.

Garage

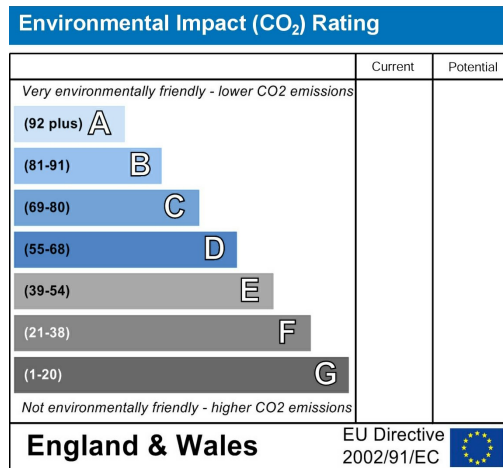
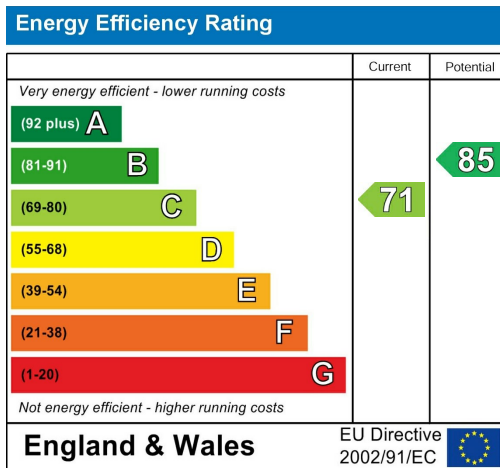
Garage having up and over door to front, allowing for further off road secure parking or extra storage space, with door to back opening to rear and power/lighting in place.

Floorplan





Energy Efficiency Graph



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.

Road Map

Hybrid Map





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.

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