



30 Kingsway

Wombwell, Barnsley, S73 0EA

Price Guide £145,000



PRICE GUIDE £145,000 - £147,000

Offered to the market with NO UPPER VENDOR CHAIN and situated in a popular area of Wombwell, Barnsley, with a close proximity to amenities and transport links. The property itself boasts off road parking via the driveway to the front and good size rear garden. Call Beecroft Estates today to arrange your highly advised viewing and avoid disappointment.



GROUND FLOOR

Entrance

Having stairs which rise to the first floor landing.

Lounge

A bright and spacious front facing reception room having a double glazed Bay style window, wood flooring, radiator and tv aerial point.

Dining Room

A spacious dining room with wood flooring and radiator.

Kitchen

Having a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven, four ring gas hob with an extractor hood above, space for additional appliances and a double glazed window to the rear.

FIRST FLOOR

Bedroom One

A double bedroom with a double glazed window, wood flooring and a radiator.

Bedroom Two

A further double bedroom with a double glazed window, wood flooring and a radiator.

Bathroom

Three piece suite comprising; a panelled bath, vanity wash basin and a low level WC. Fully tiled, radiator and a double glazed window with obscure glazing.

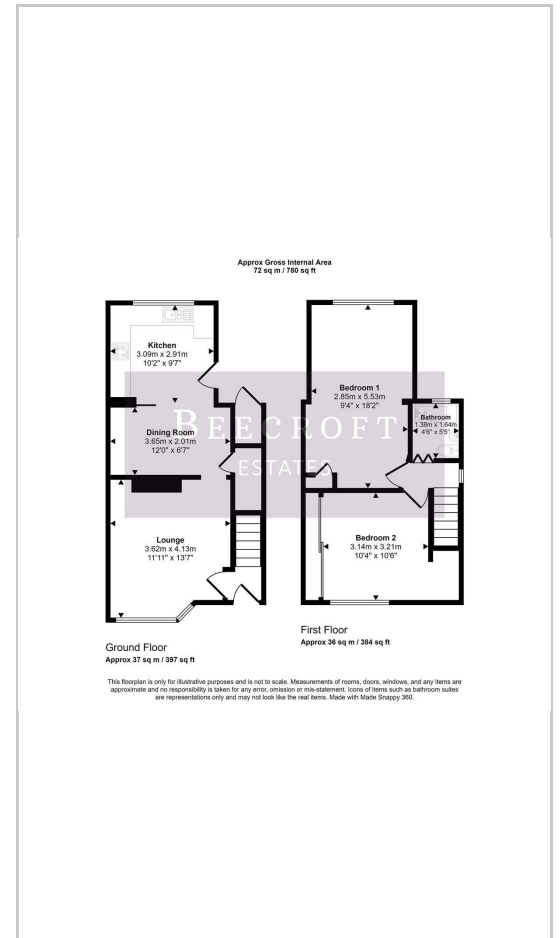
OUTSIDE

To the front is a block paved driveway providing off road parking and gated access to the rear garden. Boasting a generous and fully enclosed rear garden with a patio seating area and well kept lawn following with a paved path to a further patio seating area and a garden shed.

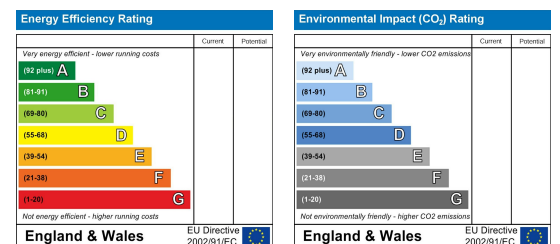
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk