



## 12 Glenmore Rise

Wombwell, Barnsley, S73 0RP

Offers Over £190,000



Presenting a fantastic opportunity, this well-proportioned semi-detached bungalow is offered to the market with no vendor chain. Nestled on a generous corner plot within a popular cul-de-sac in Wombwell, this property not only boasts convenience but also the potential for future expansion, subject to necessary planning consent. CALL BEECROFT ESTATES TODAY ON 01226 340110





## GROUND FLOOR

### ENTRANCE/DINING AREA

Having a front facing entrance door, double glazed window, ample space for a dining table and being semi open plan with the kitchen.

### BREAKFAST KITCHEN

The kitchen has a range of fitted wall and base units with complimentary work surfaces which incorporates sink and drainer unit with a mixer tap. The kitchen has a side facing double glazed window, a gas central heating radiator and a pantry cupboard.

### LOUNGE

A spacious reception room situated to the front aspect, having a double glazed window, a gas central heating radiator and a gas fire.

### INNER HALLWAY

### BEDROOM ONE

A double bedroom situated to the rear aspect, having a double glazed window, fitted wardrobes and a gas central heating radiator.

### BATHROOM

Suite comprising of a walk-in shower, a hand wash basin and WC. The shower room has an obscured double glazed window, a gas central heating radiator, complimentary wall and extractor fan.

## FIRST FLOOR

### BEDROOM TWO

A double bedroom situated to the rear aspect, having a gas central heating radiator and eaves storage.

### BEDROOM THREE

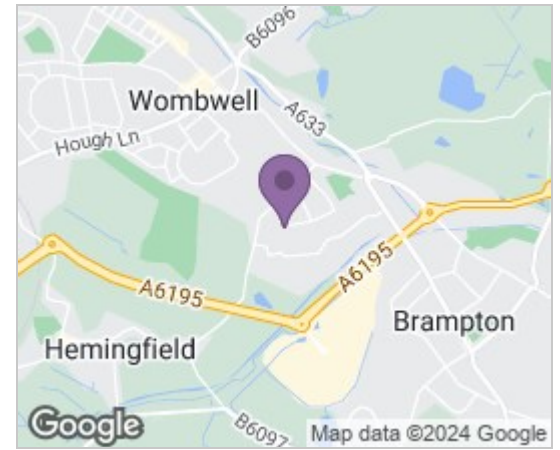
A good size third bedroom having a double glazed window to the front aspect and central heating radiator.

### OUTSIDE

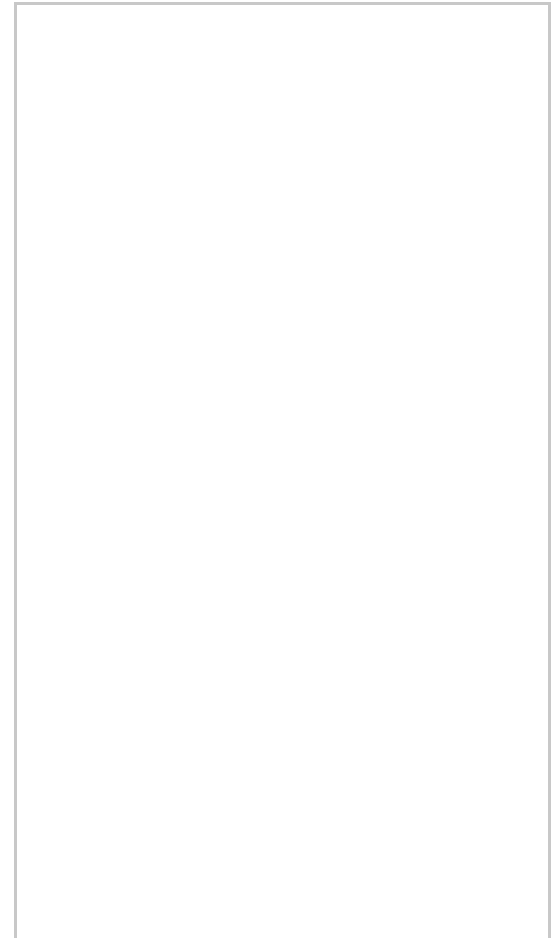
Discover a verdant sanctuary on every side of the property. The spacious gardens to the side and rear beckon with the potential to extend with necessary planning or enjoy outside garden entertaining. A private driveway, seamlessly integrated into the landscape, guides you to a detached garage. Providing not only a secure space for your vehicles but also the potential for a workshop or extra storage.

## DETACHED GARAGE

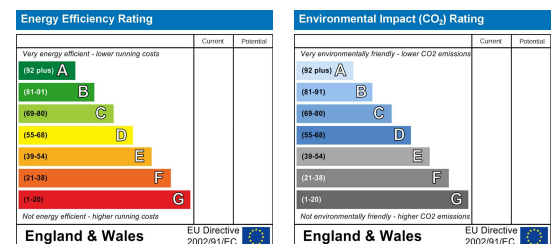
## Area Map



## Floor Plans



## Energy Efficiency Graph



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