



## 33 Broomhead Road

Wombwell, Barnsley, S73 0SA

Offers In Excess Of £140,000



TAKE A CLOSER LOOK AT THIS LOVELY TWO BEDROOM END TERRACE. SOLD WITH NO ONWARD CHAIN. Be quick to view this lovely two double bedroom property, perfect for first time buyers or investors alike. Located within the popular area of Wombwell close to excellent local amenities, schools, access to great road and public transport links. Being price to sell this property won't be around for long. Viewing Highly Recommended.



## Entrance Lobby

The staircase rises to the first floor accommodation.

## Lounge

Relax in this good size lounge having front aspect allowing natural light to flow through. This lovely room boasts a feature electric fire with brick hearth.

## Kitchen/Diner

Entertain your guests in this lovely rear aspect kitchen/diner comprising a range of white wall and base units with work tops inset with a one and a half bowl stainless steel sink with mixer tap. Included in the sale is an electric fan oven, 4 ring gas hob, built in extractor fan, integrated fridge, integrated freezer and integrated washing machine. Gives access to a useful storage cupboard and a side external door gives access to the garden.

## Master Bedroom

Front aspect master bedroom is finished in neutral décor with carpet flooring. Boasts fitted wardrobes providing hanging and storage space.

## Bedroom Two

The second rear aspect bedroom is double in size and is neutrally decorated with feature wall and carpeted flooring. Space is available for you to install your own storage solutions if required.

## Bathroom

Bathroom comprising a pedestal wash hand basin, tiled shower cubicle with thermostatic shower and wc. The room has modern tiling to the walls and tiled effect vinyl flooring. Gives access to useful storage cupboards and a rear obscure aspect allows for ventilation and light.

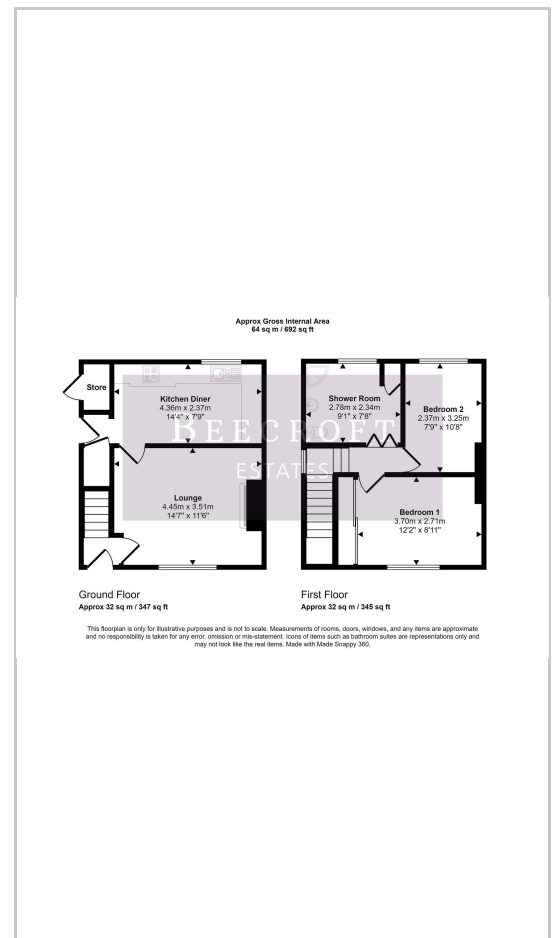
## Gardens & Exterior

Off road parking is provided at the side of the property. To the rear is a good size garden with a patio area and an area laid to lawn.

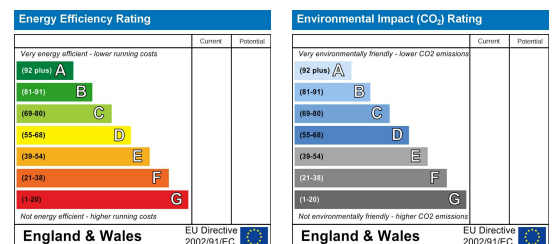
## Area Map



## 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.

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