



## 45 Wood Walk

Wombwell, Barnsley, S73 0NB

£245,000



Situated on the highly sought after Wood Walk, viewing is essential in order to truly appreciate this extended three bedroom semi detached home.

To the front of the property is off street parking facilities for multiple vehicles and a driveway leading to the garage. To the rear is a beautiful extensive enclosed rear garden.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor landing.

LOUNGE

A front facing reception room having a bay style double glazed window, radiator, tv aerial point and double doors lead to the dining room.

DINING ROOM

Being semi open plan with the breakfast kitchen, ample room for a dining table and lovely open feature fire with surround.

BREAKFAST KITCHEN

Having a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, space for a oven, rear facing double glazed window, sliding doors, breakfast seating area and access to the utility room.

DOWNSTAIRS WC

A two piece suite and storage.

UTILITY ROOM

Forming the back of the garage is the handy utility room with plumbing facility.

FIRST FLOOR

Landing with loft access.

BEDROOM ONE

A good size bedroom with front facing double glazed window, fitted wardrobes and radiator.

BEDROOM TWO

A rear facing double bedroom having a radiator.

BEDROOM THREE

A front facing double glazed window and radiator.

BATHROOM

A three piece suite comprising bath with shower over, wc and wash hand basin, part tiling and double glazed window with obscure glazing and radiator.

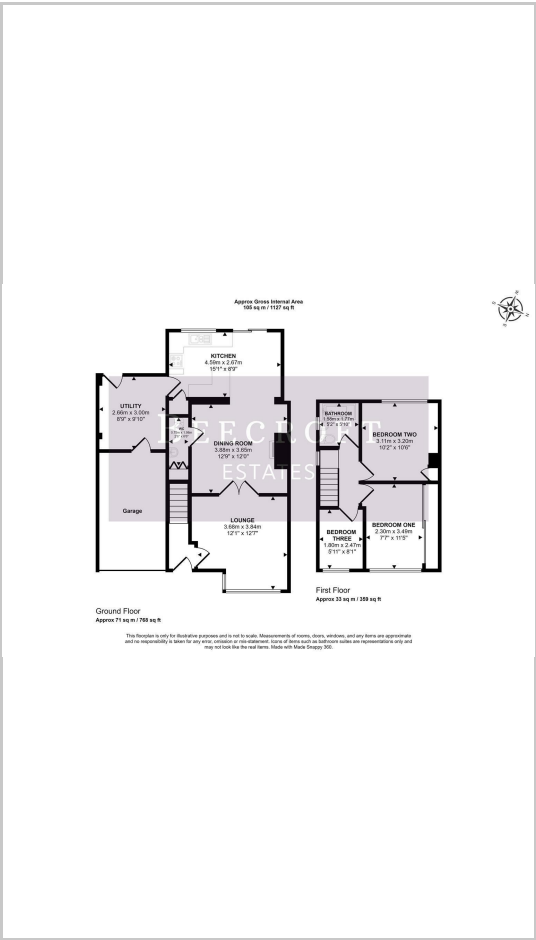
OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking and in turn leads to the garage. To the rear is an extensive garden with mature shrubs and border, decked area, green house and ample lawn.

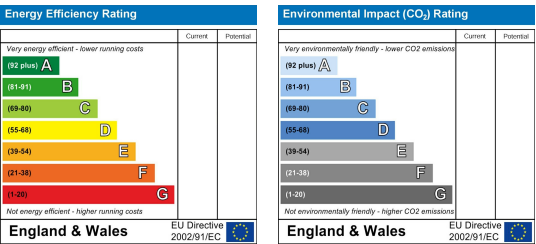
Area Map



Floor Plans



Energy Efficiency Graph



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