



14 Wath Road

Wombwell, Barnsley, S73 0SE

£115,000



This generously sized home presents a fantastic opportunity for the new owner to unlock its full potential. Situated on the outskirts of Wombwell centre, this property enjoys a popular and convenient location, within easy reach of local amenities and major road networks, making it ideal for commuters and families alike.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING.



GROUND FLOOR

ENTRANCE

A front facing entrance door opens into the hallway with stairs rising to the first floor.

LOUNGE

A good size main reception room with a front facing window, fireplace with wood burner, radiator and tv aerial point.

DINING KITCHEN

A good size kitchen fitted with a range of modern wall and base units in a light oak finish, rear and side facing windows, a rear entrance door and door leads into the rear porch/conservatory. There is an integrated oven and hob, separate pantry and a quarry tile floor.

REAR PORCH

With rear and side facing windows.

FIRST FLOOR

LANDING

BEDROOM ONE

A double size bedroom with a front facing window and walk in store closet.

BEDROOM TWO

Double bedroom with a rear facing window and radiator.

BEDROOM THREE

A double size bedroom with a front facing window and radiator.

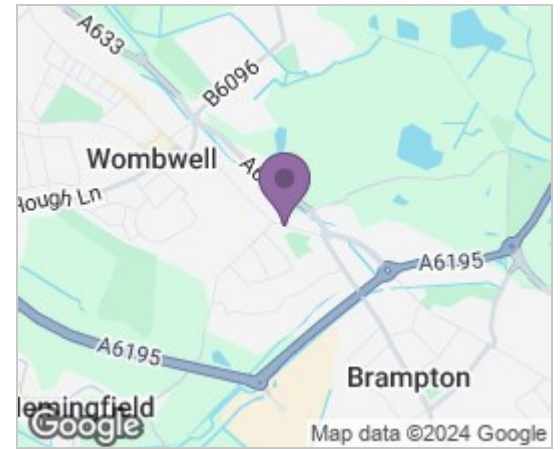
BATHROOM

A three piece suite.

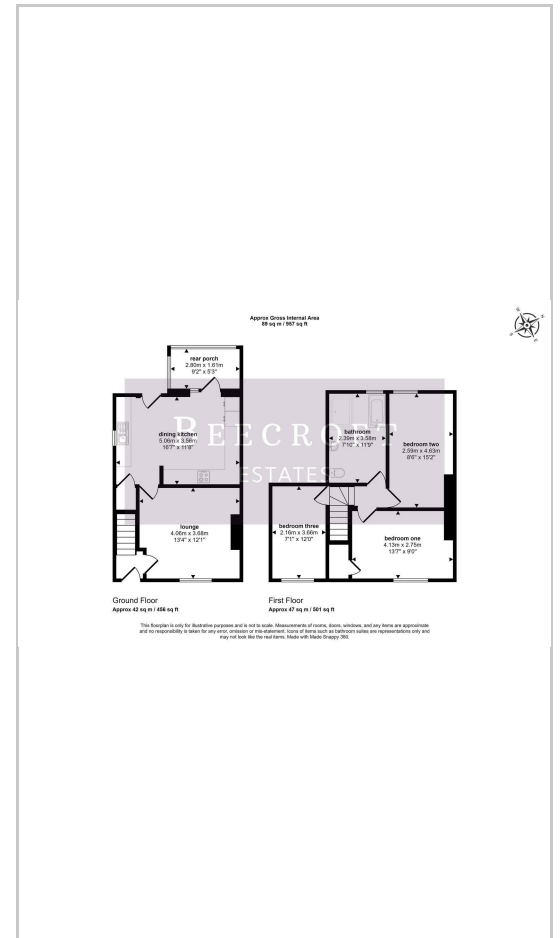
OUTSIDE

To the front of the property is a buffer garden and small drive. To the rear the garden is mainly set to lawn with out buildings.

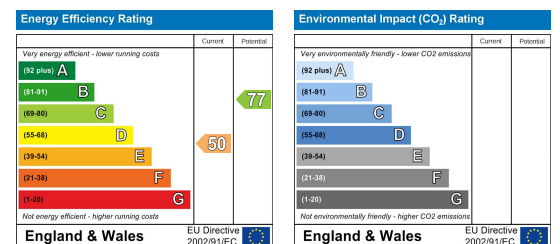
Area Map



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