



## 61 Wood Walk

Wombwell, Barnsley, S73 0NB

Offers Over £220,000



PRIME LOCATION THREE BEDROOM SEMI DETACHED HOME !

We are delighted to offer for sale this rare opportunity to purchase such a well positioned property with a fabulous garden and wooded outlook to the rear. The well presented property is extended, spacious, has off road parking and garage, and an ideal location for commuting as the train station and Dearne Valley Parkway are nearby. The property is offered at a competitive price to allow for modernisation/updating and is a great chance to get on the Wood Walk property ladder, one of Wombwells long standing most desirable locations.





## GROUND FLOOR

### ENTRANCE

With stairs rising to the first floor landing.

### LOUNGE

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

### DINING ROOM

Again a good size reception room having a handy storage cupboard and window through to the kitchen.

### KITCHEN

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated appliances comprise of fridge freezer, washing machine, oven, hob and extractor unit, there is a rear facing double glazed window and side entrance door to the porch.

### SIDE PORCH

Having a handy storage cupboard which houses the combination boiler.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM ONE

A front facing double bedroom with fitted wardrobes and radiator.

### BEDROOM TWO

A further double bedroom which is rear facing with radiator.

### BEDROOM THREE

Having a front facing double glazed window and radiator.

### BATHROOM

A three piece suite.

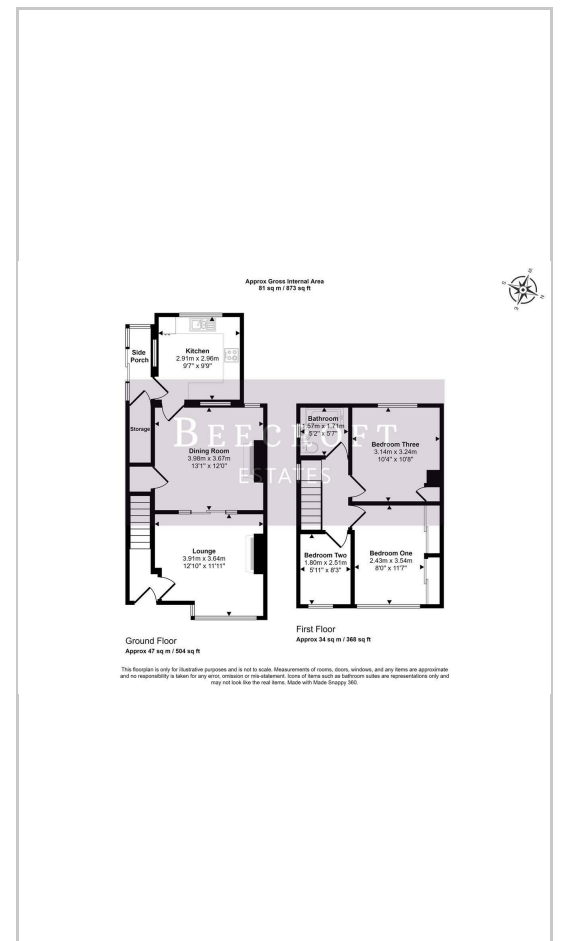
## OUTSIDE

To the front is a gated driveway [providing ample off road parking and in turn leads to the garage. To the rear is a lengthy garden mainly laid to lawn with mature shrubs and border.

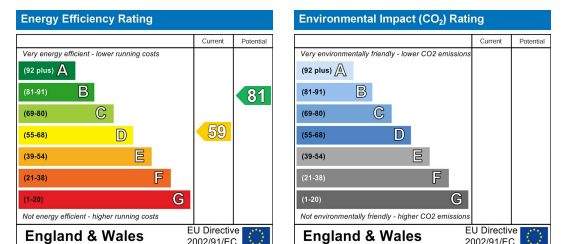
## Area Map



## 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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