



## 45 Stonyford Road

Wombwell, Barnsley, S73 8AF

£160,000



We are thrilled to present this spacious 3 double-bedroom terraced property, ideally located in Wombwell, Barnsley, within easy reach of Wombwell town centre. This charming home is perfect for families or professionals, offering convenience and access to nearby schools, shops, and local pubs, as well as excellent transport links including the M1 motorway, train, and bus routes.

A standout feature of this property, is the outbuilding offering flexible space—perfect as a home office, studio, or even a private area for a teenager. Some renovation works are required, but the potential is endless.

CALL BEECROFT ESTATES TODAY !



GROUND FLOOR

PORCH

ENTRANCE

LOUNGE

DINING ROOM

KITCHEN

SUNROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM

SECOND FLOOR

BEDROOM THREE

OUTSIDE

To the front is a small forecourt, to the rear is a decked area with artificial turf, there is a large outbuilding/annex and large garden beyond.

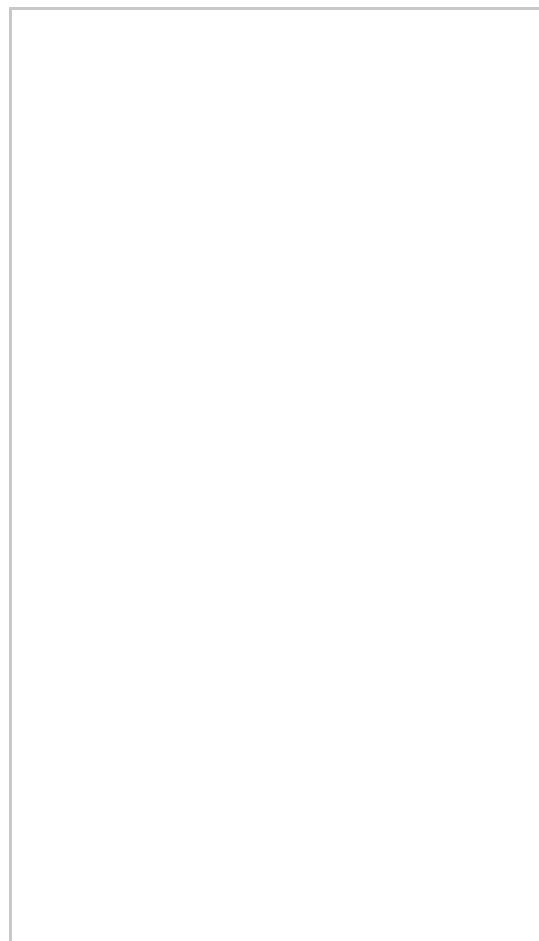
OUTBUILDING/ANNEX

The outbuilding offers flexible space—perfect as a home office, studio, or even a private area for a teenager. Some renovation works are required, but the potential is endless.

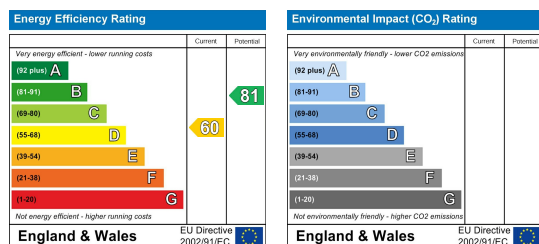
### Area Map



### 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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