



## 7 Wood Walk

Wombwell, Barnsley, S73 0LZ

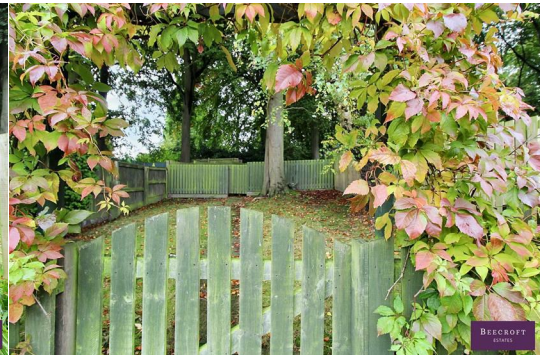
£220,000



Situated on the highly sought-after Wood Walk in Wombwell, this spacious three-bedroom semi-detached property offers a fantastic opportunity for those looking to add their own personal touch. Requiring some modernisation, this home has endless potential for renovation and possible extension, perfect for creating your dream space.

The property boasts a driveway, providing convenient off-road parking, a rare find in this popular location. Inside, you will find three well-proportioned bedrooms, a bright living area, and a kitchen with the potential to be transformed into a contemporary, stylish space.

Externally, there's a generous garden which leads to the woods, with room for landscaping or even future expansion, subject to planning permissions.



## GROUND FLOOR

### PORCH

### ENTRANCE HALL

Having stairs which rise to the first floor landing.

### DINING ROOM

A good size dining area having a rear facing double glazed window, feature fire and radiator.

### LOUNGE

Having a front facing double glazed bay style window, radiator and feature fire.

### KITCHEN

Comprising wall and base units, worktop surface which incorporates the sink unit. Rear facing double glazed window.

### REAR ENTRANCE

With entrance door.

### DOWNSTAIRS WC

WC and wash hand basin.

## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

A double bedroom with bay style double glazed window.

### BEDROOM TWO

A further double bedroom which overlooks the rear garden.

### BEDROOM THREE

A radiator and front facing double glazed window.

### BATHROOM

A three piece suite.

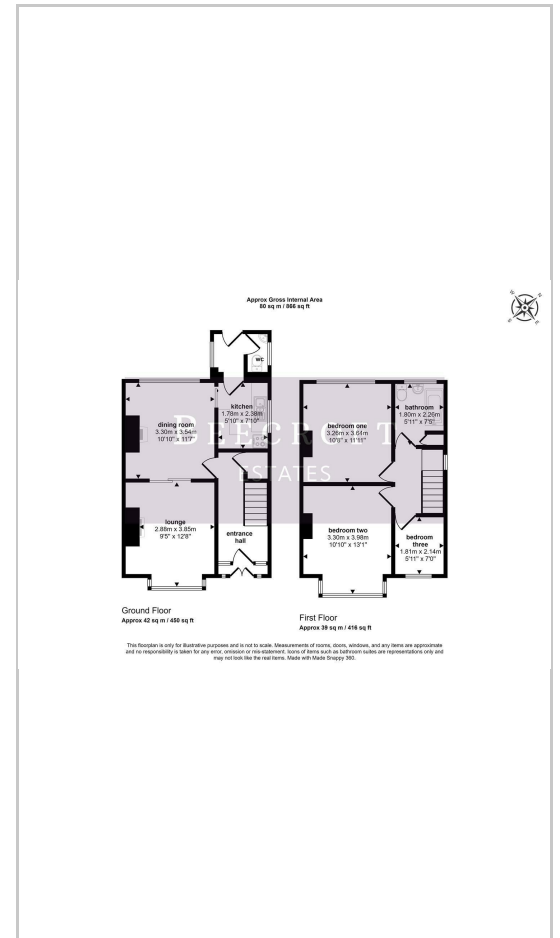
## OUTSIDE

This spectacular rear garden seamlessly extends to the woods, offering a tranquil natural retreat right at your doorstep. The front of the property features a driveway that provides ample off-road parking, ensuring convenience for you and your guests.

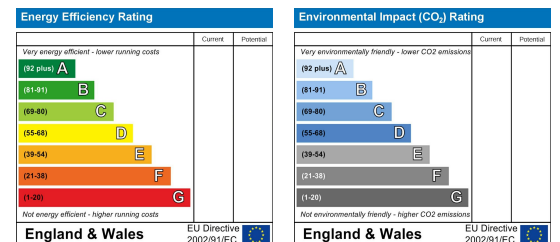
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftestates.co.uk](mailto:info@beecroftestates.co.uk) [www.beecroftestates.co.uk](http://www.beecroftestates.co.uk)