



## 2 Ryton Avenue

Wombwell, BARNSELY, S73 0SD

£250,000



Welcome to this charming two-bedroom detached bungalow, ideally situated on a quiet cul-de-sac and occupying an enviable plot. This well-proportioned home is perfect for a variety of buyers, including those looking for a peaceful retirement option, and comes to the market with the added benefit of NO CHAIN.

You'll appreciate the generous living space, the expansive rear garden perfect for relaxation or gardening, and its prime location. Just moments from major link roads, Wombwell High Street, and scenic countryside, this property offers a blend of convenience and tranquility.

Don't miss out on this fantastic opportunity!



## GROUND FLOOR

### ENTRANCE HALL

Having a entrance door, useful storage cupboard which houses the combination boiler.

### LOUNGE

This spacious lounge boasts a front-facing bay-style double-glazed window with modern shutters, flooding the room with natural light. A side-facing double-glazed window further enhances the bright atmosphere. The room is centered around a striking feature fireplace with an elegant surround, complemented by a radiator for warmth, creating a cozy yet stylish living space.

### KITCHEN/DINER

The kitchen is well-equipped, comprising a range of wall and base units, offering ample storage space. A sleek worktop surface incorporates a sink unit with a mixer tap, alongside integrated appliances including an oven, hob, extractor fan, fridge, and freezer. It also has plumbing for a washing machine for added convenience. The room features a side entrance door, a rear-facing double-glazed window that brings in natural light, and a radiator for comfort.

### BEDROOM ONE

This spacious double bedroom features a front-facing double-glazed window with modern shutters, allowing for privacy and natural light control. It includes fitted wardrobes, providing ample storage space, and a radiator for added comfort, making it a cozy and functional room.

### BEDROOM TWO

This additional double bedroom offers fitted wardrobes for convenient storage, a radiator for warmth, and a sliding door that leads directly to the conservatory, creating a seamless transition between indoor and outdoor living spaces. It's a versatile room that provides both comfort and easy access to the home's relaxing areas.

### CONSERVATORY

Overlooking the beautiful rear garden.

### SHOWER ROOM

Comprising a walk-in shower with glass screen, vanity wash and basin and WC. Double glazed window with obscure glazing and radiator.

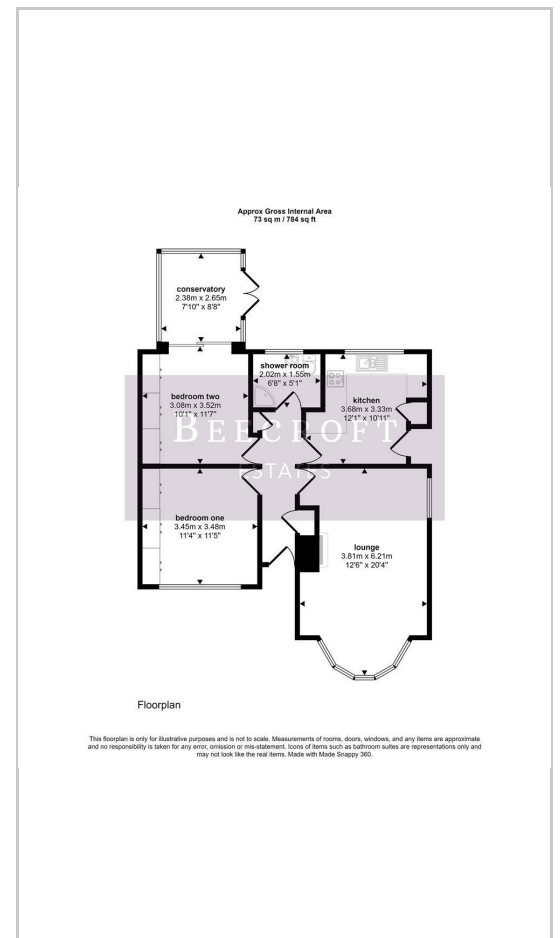
### OUTSIDE

At the front of the property, there is a well-maintained garden area, while the side features a driveway providing ample off-road parking, leading to a detached garage. The delightful rear garden is primarily laid to lawn, complemented by a shed, summerhouse, and greenhouse. The garden is beautifully landscaped with well-stocked shrubs and borders, along with a variety of fruit-bearing plants, including a cherry tree, pear tree, and rhubarb, creating a serene and productive outdoor space.

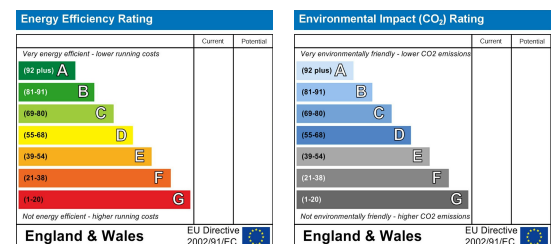
## Area Map



## Floor Plans



## Energy Efficiency Graph



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