



18 Almond Croft

Wombwell, Barnsley, S73 0NL

£170,000



Ideal First-Time Buyer Home in a Sought-After Location

This beautifully presented modern home is perfect for first-time buyers or downsizers and is situated in a popular development close to Wombwell Station, offering excellent transport links and easy access to local amenities.

Tucked away in a quiet cul-de-sac, this lovely home boasts off-road parking, a private enclosed rear garden, and a stylish fitted kitchen/diner, ideal for modern living.

Inside, you'll find a bright and welcoming living space, along with two generously sized bedrooms, providing ample room for a small family, a couple, or professionals. With its fantastic location and well-maintained interior, this property is a must-see!

Viewing is essential to fully appreciate the space and comfort this home has to offer. Don't miss out—schedule a viewing today!



GROUND FLOOR

ENTRANCE

A entrance door gives access to hallway which has a radiator, door to the lounge and the staircase rises from here up to the first floor landing.

LOUNGE

A front facing lounge with a double glazed window, a radiator and door to the kitchen/diner.

DINING KITCHEN

A spacious rear facing room which features double doors to the garden and has a light grey gloss finish fitted kitchen with a built in oven, hob and extractor and washing machine, a sink with mixer taps a radiator, a double glazed window overlooks the garden and there is a useful built in storage room.

DOWNSTAIRS WC

A very handy ground floor room with a toilet, wash basin, a chrome radiator and an extractor.

FIRST FLOOR

BEDROOM ONE

A rear facing bedroom which has the benefit of fitted wardrobes and there is a radiator and a double glazed window which overlooks the rear garden.

BEDROOM TWO

Another excellent size bedroom, this one having two front facing double glazed windows, useful built in storage and radiator,

BATHROOM

The bathroom has a stylish modern white suite with a shower and shower screen over the bath, and the room has tiled splash-backs to the walls, an extractor, and being the end house the bathroom also has a side facing double glazed window.

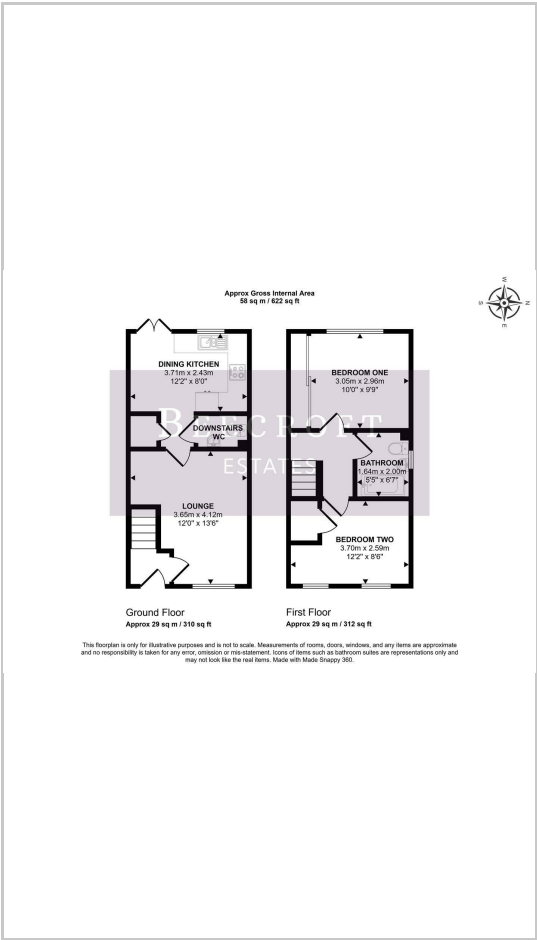
OUTSIDE

The property has a driveway to the front providing off road parking and to the side a path leads to a gate into the rear garden which has a good size stone paved patio area, and a low maintenance artificial lawn.

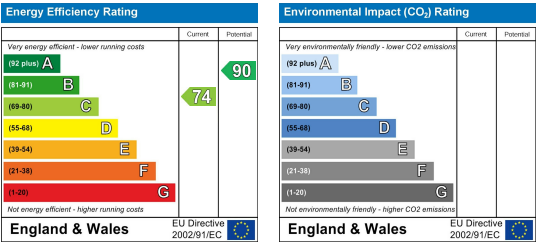
Area Map



Floor Plans



Energy Efficiency Graph



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