



13 Wath Road

Wombwell, Barnsley, S73 0SG

£125,000



A well-presented and spacious two-bedroom mid-terrace home, offering charm and functionality throughout. This delightful property boasts a basement cellar complete with a bar area, a bright and inviting lounge, and a generously sized dining kitchen. A rear porch provides the perfect space for storing shoes and coats, while the modern bathroom suite adds a touch of luxury. Outside, the enclosed rear garden features a built-in BBQ, ideal for entertaining. Conveniently located within easy reach of local amenities and excellent transport links, this home is perfect for first-time buyers or investors alike.



GROUND FLOOR

LOUNGE 13'11" x 11'9" (4.25 x 3.59)

A front-facing reception room featuring an entrance door, a double-glazed window allowing natural light to flow through, a radiator for warmth, a stylish feature fireplace, and a TV aerial point for added convenience.

DINING KITCHEN 13'7" x 12'7" (4.16 x 3.85)

A spacious dining kitchen featuring a range of wall and base units with complementary worktops, incorporating a sink unit with a mixer tap. The kitchen is equipped with an integrated oven, hob, and extractor unit, along with a fridge freezer and microwave. There is also plumbing for a washing machine and a convenient breakfast seating area. A rear-facing double-glazed window allows plenty of natural light, while a door provides access to the basement. Additionally, a rear door leads to the porch, offering extra practicality.

REAR PORCH 5'0" x 6'1" (1.54 x 1.87)

Ideal space for coats and shoes.

BASEMENT 13'11" x 11'9" (4.25 x 3.59)

The basement area features a stylish bar and offers a versatile space that can be easily adapted to suit your needs—whether as a home office, a man cave, or a games room.

FIRST FLOOR

LANDING

Having access to the loft space.

BEDROOM ONE 13'6" x 11'9" (4.14 x 3.59)

A generously proportioned bedroom having a front facing double glazed window and radiator.

BEDROOM TWO 6'10" x 12'9" (2.10 x 3.90)

A rear bedroom with radiator and double glazed window.

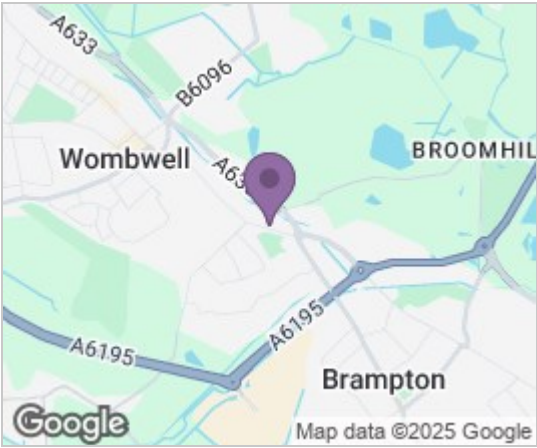
BATHROOM 6'2" x 8'0" (1.88 x 2.44)

A stylish and well-appointed bathroom suite offering ample storage. Featuring a bath with a shower over, a WC, and a vanity wash hand basin. A heated ladder rail adds comfort, while partial tiling enhances the space. A rear-facing double-glazed window with obscure glazing provides privacy and natural light.

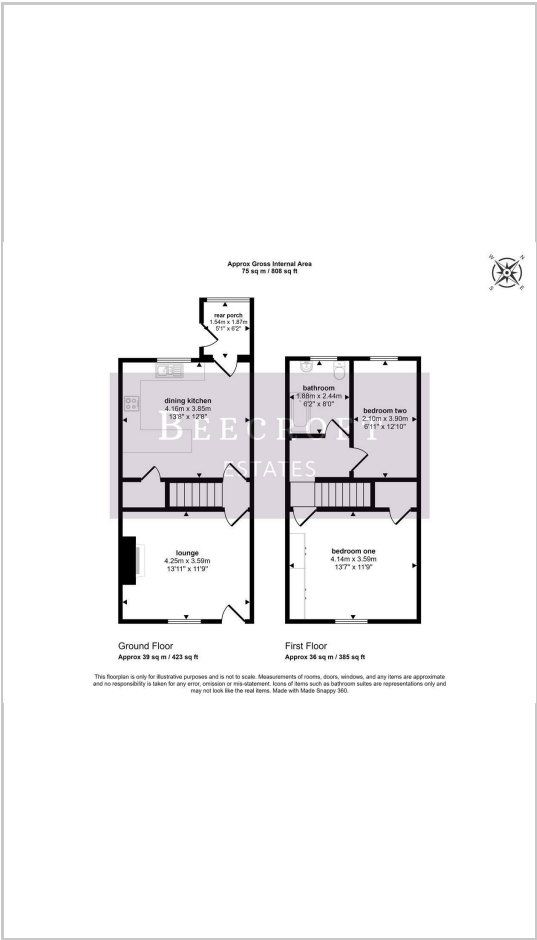
OUTSIDE

A rear garden with built in bbq ideal for entertaining.

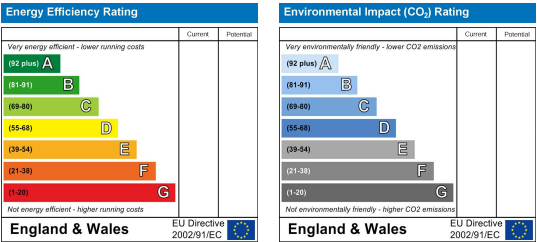
Area Map



Floor Plans



Energy Efficiency Graph



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