



## 23 Providence Street

Wombwell, Barnsley, S73 8AN

£190,000



This impeccably presented three-bedroom semi-detached home is sure to impress.

Deceptively spacious throughout, the property offers two versatile reception rooms, a handy utility room, and a bright south-facing garden—perfect for relaxing or entertaining.

The master bedroom features its own en-suite, while all rooms are tastefully decorated and well-proportioned. Ideally suited to first-time buyers, downsizers, or small families, this home ticks all the boxes.

Located close to local amenities, well-regarded schools, and excellent transport links right on your doorstep, convenience is key.

Don't miss out—call today to book your viewing!



GROUND FLOOR

ENTRANCE HALL

A composite entrance door opens into a welcoming hallway with stylish tiled flooring, providing access to the ground floor accommodation. This includes a convenient W.C., a useful storage cupboard, a versatile dining/snug area, and a spacious dining kitchen. To the rear elevation, a staircase leads up to the first-floor landing, which also benefits from an additional storage cupboard.

DINING ROOM/SNUG

A front facing versatile room which is currently utilised as a dining room.

DINING KITCHEN

The kitchen is fitted with a stylish range of wall and base units, complemented by worktop surfaces that incorporate a sink unit with mixer taps. There is space for a Range cooker, an integrated dishwasher, and a breakfast seating area—ideal for casual dining. The tiled flooring continues throughout, enhancing the modern finish. Positioned to the rear elevation, the space is flooded with natural light thanks to a double-glazed window and French doors that open directly onto the garden.

UTILITY

Having worktop surface, plumbing and tiled flooring.

DOWNSTAIRS WC

Having a low flush W.C., pedestal wash hand basin, radiator and a front facing obscure double glazed window.

FIRST FLOOR

LANDING

LOUNGE

Presented to the rear elevation, this versatile reception room features a radiator, double-glazed window, and a Juliet-style balcony with French doors, allowing natural light to flood the space and offering a pleasant outlook.

BEDROOM TWO

A front-facing double bedroom, featuring two double-glazed windows for plenty of natural light, a radiator, and fitted wardrobes for convenient storage.

HOUSE BATHROOM

Fitted with a low flush W.C., pedestal wash hand basin, and a panelled bath with shower over. Finished with wall tiling and a radiator, the space is both functional and neatly presented.

SECOND FLOOR

MASTER BEDROOM

A rear-facing room set within the eaves of the property, featuring two double-glazed Velux windows that bring in plenty of natural light, along with a radiator for comfort. The room also benefits from access to an en-suite, adding convenience and privacy.

EN-SUITE

The en-suite is fitted with a three-piece suite comprising a low flush W.C., pedestal wash hand basin, and a corner shower cubicle with a plumbed-in shower, offering both practicality and comfort.

BEDROOM THREE

A well-proportioned single room, positioned to the front aspect, featuring a Velux-style window for natural light and a radiator for added comfort.

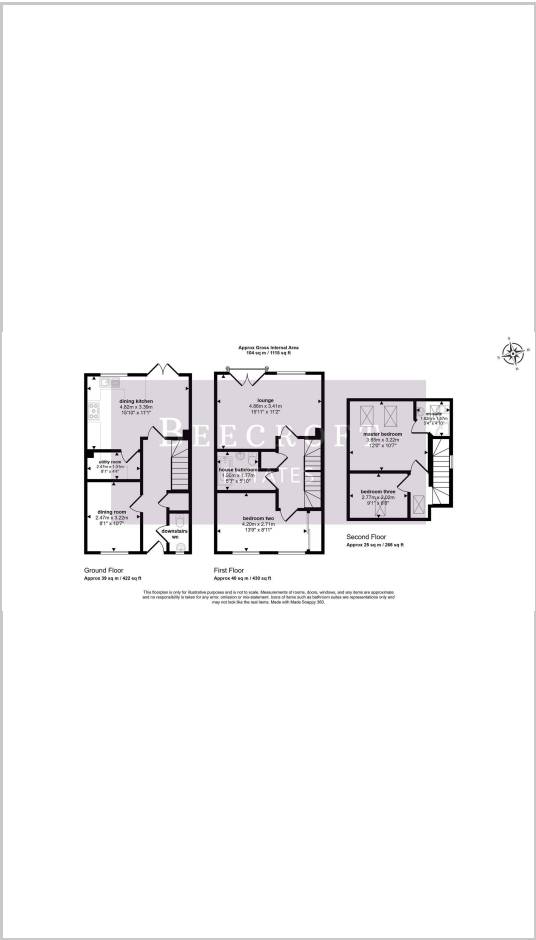
OUTSIDE

To the front of the property, there is off-street parking for two vehicles on a block-paved driveway, with convenient access to the side and rear of the home. The rear garden is private and enclosed by walls and fencing, featuring a lawned area and paved pathways, making it an ideal space for outdoor enjoyment and relaxation.

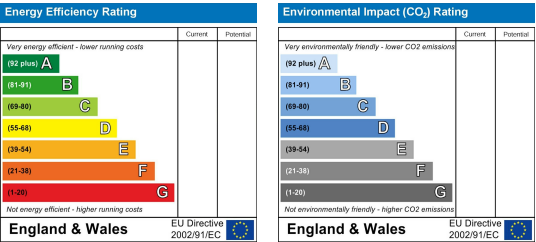
Area Map



Floor Plans



Energy Efficiency Graph



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