



12 Myrtle Road

Wombwell, Barnsley, S73 8LN

£100,000



Of particular interest to first-time buyers or investors alike, this well-presented two-bedroom mid-terrace property is a must-see to fully appreciate what it has to offer. Located in a popular residential area with convenient access to local amenities, schools, and main transport links, the property features two well-proportioned bedrooms, a ground floor bathroom, front porch area, gas central heating, and double glazing.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING.



GROUND FLOOR

PORCH

Featuring a tiled floor and double-glazed windows to both the side and front elevations, along with a front-facing entrance door—this space is ideal for storing coats and shoes.

LOUNGE

Featuring a gas fire with decorative hearth and surround, coving to the ceiling, a central heating radiator, and a front-facing double-glazed window.

KITCHEN

Fitted with a range of eye-level and base units, this kitchen includes a gas hob and electric fan-assisted oven, a stainless steel sink unit with chrome-effect mixer tap, and space and plumbing for an automatic washing machine. Additional features include a central heating radiator, built-in storage cupboard, vinyl flooring, partial wall tiling, and a rear-facing double-glazed window.

REAR HALL

Featuring a side door providing access to the rear porch, along with stairs leading to the first-floor landing.

BATHROOM

Fitted with a modern three-piece white suite comprising a walk-in shower cubicle, push-button WC, and a hand wash basin set within a base-level storage unit. Additional features include a chrome-effect heated towel rail, tile-effect vinyl flooring, and a rear-facing double-glazed window.

FIRST FLOOR

BEDROOM ONE

Featuring two built-in wardrobes, a central heating radiator, coving to the ceiling, and a front-facing double-glazed window.

BEDROOM TWO

Includes a built-in storage cupboard, central heating radiator, and a rear-facing double-glazed window.

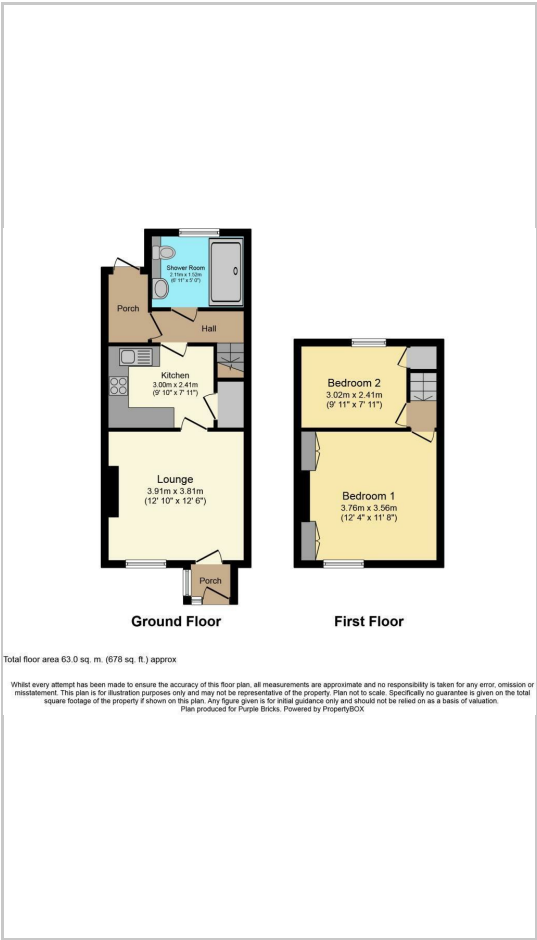
OUTSIDE

To the rear of the property is a low-maintenance enclosed garden area with decking.

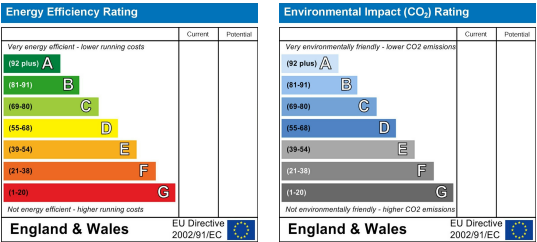
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.