# BEECROFT **ESTATES**



# 12 Myrtle Road

Wombwell, Barnsley, S73 8LN

£95,000









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 wellproportioned bedrooms, a ground floor bathroom, front porch area, gas central heating, and double glazing.

CALL BEECRIOFT 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.

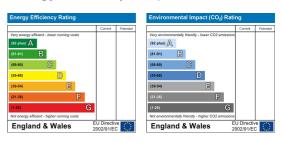
# Area Map



# Floor Plans



# **Energy Efficiency Graph**



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