



## 32 Wath Road

Wombwell, Barnsley, S73 0SE

£130,000



Deceptively Spacious Two-Bedroom Terrace – Extended – Wath Road, Wombwell

This extended two-bedroom terraced home is beautifully presented and located on the ever-popular Wath Road in Wombwell. Deceptively spacious throughout, the property benefits from a rear kitchen extension and a fully converted attic room, accessed via a pull-down ladder – offering versatile additional space.

Internally, the home features a bright and modern kitchen with French-style doors opening onto a lovely patio seating area, perfect for outdoor entertaining. There's also the added convenience of a downstairs WC.

Ideally suited to first-time buyers, downsizers, or young couples, this home is conveniently positioned close to Cortonwood Retail Park and the Dearne Valley Parkway, making commuting a breeze.

A fantastic opportunity not to be missed – early viewing is highly recommended.



## GROUND FLOOR

### LOUNGE

A recently decorated and newly carpeted front-facing lounge, featuring a double-glazed window and front entrance door, offering plenty of natural light and a fresh, modern feel.

### DINING ROOM

A well-proportioned dining area with stairs rising to the first-floor landing. A feature window allows natural light to flood the space, creating a bright and airy feel. The room is semi open-plan with the kitchen, offering a sociable layout ideal for modern living.

### KITCHEN

Fitted with a range of wall and base units, the kitchen includes an integrated oven, hob, and extractor fan. There is space for additional appliances, along with plumbing for a washing machine, making it both practical and functional for everyday use. French-style doors to the rear open onto the patio area, while skylight windows flood the space with ample natural light, creating a bright and inviting atmosphere.

### DOWNSTAIRS WC

WC and wash hand basin.

### FIRST FLOOR

### BEDROOM ONE

A good-sized double bedroom positioned at the front of the property, featuring a double-glazed window that allows for plenty of natural light. Recently decorated and newly fitted with a soft, modern carpet, the room offers a fresh and comfortable space.

### BEDROOM TWO

Having rear facing double glazed window and loft access with drop down ladder.

### BATHROOM

A three piece suite comprising bath with shower over, WC and wash hand basin, double glazed window with obscure glazing.

### LOFT CONVERSION

A versatile space featuring a Velux-style window, providing natural light and making it ideal for use as a home office, hobby room, or additional guest bedroom.

### OUTSIDE

The property benefits from shared access to the rear; however, the current vendor has enclosed a private section, creating a dedicated patio seating area—perfect for outdoor relaxation.

## Area Map



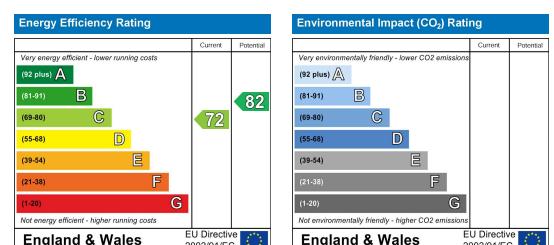
Map data ©2026 Google

## Floor Plans



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 3D.

## Energy Efficiency Graph



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