



## 36 Overdale Road

Wombwell, Barnsley, S73 0RZ

Offers Over £180,000



**SOLD WITH NO VENDOR CHAIN !**

This three bedroom semi detached is placed in a much sought after location on a cul de sac position and boasts extensive driveway, garage, gas heating, double glazing and rear garden.

**CALL TODAY TO BOOK YOUR VIEWING.**





GROUND FLOOR

LOUNGE

A front facing reception room having double glazed window, radiator and door which gives access to the dining room.

DINING KITCHEN

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, space for a cooker, plumbing for a washing machine, rear facing double glazed window, newly fitted French style doors with side panel windows allow an abundance of natural light and a good size storage/pantry.

LANDING

Side facing double glazed window and loft access.

BEDROOM ONE

A double bedroom having a double glazed window, radiator and fitted wardrobes.

BEDROOM TWO

A further well proportioned bedroom with a rear- acing double glazed window and radiator.

BEDROOM THREE

Double gazed window and radiator this bedroom also houses the combination boiler and is currently utilised as a dressing room.

BATHROOM

A newly fitted suite comprising a double walk-in shower, vanity wash hand basin, and WC, fully tiled, with heated chrome ladder rail and an obscure-glass window.

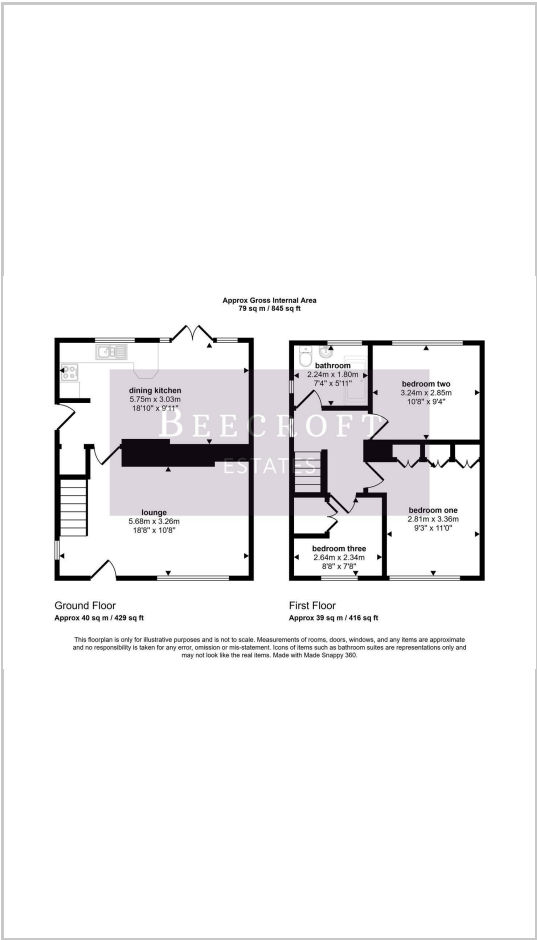
OUTSIDE

To the front is a grassed area, the side has a extensive drive which in turn leads to the garage and to the rear is a private rear garden.

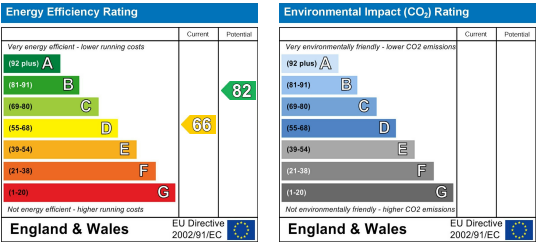
Area Map



Floor Plans



Energy Efficiency Graph



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