



2 Parkhill Road

Wombwell, Barnsley, S73 0BE

£270,000



Conveniently situated, the property offers easy access to the Cortonwood area, while the vibrant centers of Barnsley, Rotherham, and Sheffield are within effortless reach for daily commutes or leisurely outings.

This charming home features three bedrooms, providing ample space for comfortable living. Its semi-detached design has been extended to enhance functionality and style, offering a harmonious blend of traditional charm and modern convenience.

A private driveway leads to a garage, ensuring convenient parking and storage solutions. However, it's the expansive rear garden that truly captivates, providing a fabulous outdoor space for relaxation, recreation, and entertaining amidst lush greenery and tranquility.



GROUND FLOOR

ENTRANCE HALL

Having a front facing entrance door.

LOUNGE

A good size reception room, the focal point being the multi fuel burner, wood effect flooring, radiator and being open plan with the sitting area.

KITCHEN

Comprising an expanse of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated appliances include the double oven, gas hob and extractor unit. Wood effect flooring, side facing double glazed window and also being open plan with the dining/sitting area.

DINING/SITTING AREA

A fabulous addition to the property is the family-style living area, which serves as the perfect place to hang out. Overlooking the expansive rear garden, this inviting space is bathed in natural light streaming through French-style doors, seamlessly integrating indoor and outdoor living.

UTILITY ROOM/WC

Having plumbing facilities and a two piece suite.

STORAGE AREA

Ideal for shoes and coats.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE

A double bedroom having wood effect flooring, rear facing double glazed window, radiator and storage cupboard.

BEDROOM TWO

A further double bedroom having a rear facing double glazed window, good size storage cupboard and radiator.

BEDROOM THREE

A very good size third bedroom having wood effect flooring, front facing double glazed window and radiator.

BATHROOM

A three piece suite comprising panelled bath with shower over, wc and wash hand basin. Double glazed window with obscure glazing and radiator.

OUTSIDE

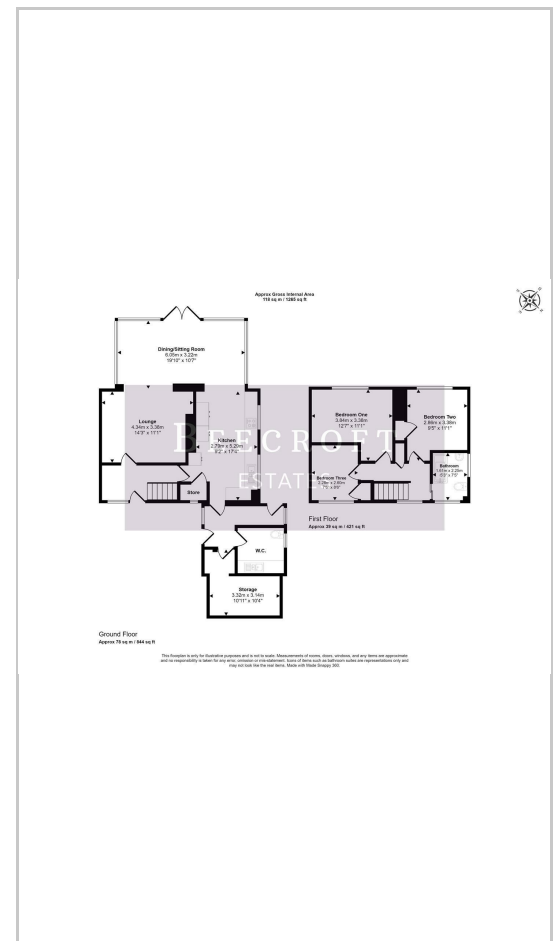
To the front of the property is a driveway providing off road parking and in turn leads to the detached garage. To the rear is an extensive garden area mainly laid to lawn with a patio seating area ideal for family entertaining and bbq's.

GARAGE

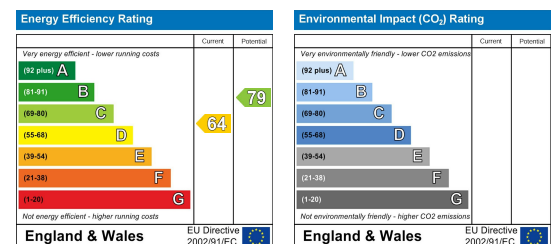
Area Map



Floor Plans



Energy Efficiency Graph



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