



## 36 Everill Gate Lane

Wombwell, BARNSELEY, S73 0SF

£120,000



Well-Presented Stone-Fronted Terrace with Off-Road Parking !

We are delighted to bring to the market this spacious and attractively presented two-bedroom stone-fronted terrace, ideally positioned on a well-regarded no-through road on the outskirts of Wombwell, Barnsley.

This charming property benefits from off-road parking, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Situated in a convenient location with excellent commuter links via the Dearne Valley Parkway to the M1 and A1 motorways, this home is perfectly placed for those needing easy access to nearby towns and cities.

A viewing is essential to fully appreciate the space, location, and potential on offer!





Lounge

A front facing reception room with double glazed window, entrance door, tv aerial point and radiator.

Dining Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the Belfast style sink unit with mixer tap, integrated oven with hob and extractor. Ample space for a dining table, double glazed window and entrance door, further door gives access to the cellar.

Bedroom One

A double bedroom having a double glazed window and radiator.

Bedroom Two

A further double bedroom having laminate flooring, double glazed widow and radiator.

Bathroom

A three piece suite comprising double shower cubicle, w.c and pedestal wash hand basin. Double glazed window with obscure glazing and radiator.

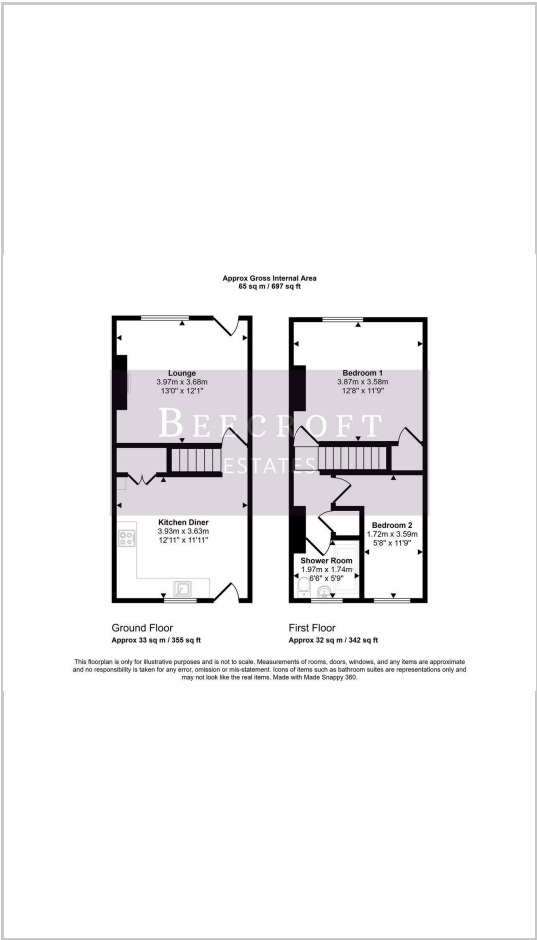
Garden

To the rear of the property provides off road parking.

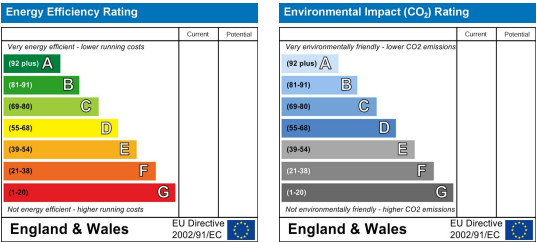
Area Map



Floor Plans



Energy Efficiency Graph



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