

# HUNTERS<sup>®</sup>

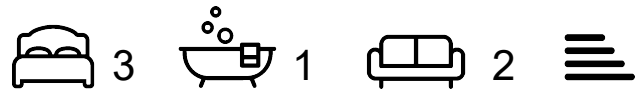
HERE TO GET *you* THERE



## Lobwood

Worsbrough Bridge, S70 5EP

£110,000



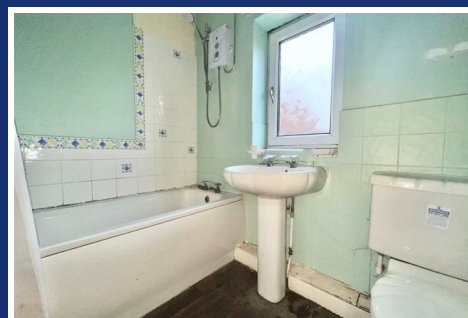
Council Tax:



# 5 Lobwood

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## Entrance Hall

6'1" x 12'1" (1.87 x 3.69)

Entering through pvcu door into hallway with staircase and access to all ground floor rooms.

## Living Room

12'2" x 12'3" (3.71 x 3.74)

Rear Elevated Pvcu Bay Window.

## Kitchen

6'9" x 10'11" (2.08 x 3.33)

Front elevated pvcu window. Side elevated pvcu door leading into previous coal sheds which have front & rear doors leading into each garden.

## Dining Room / Reception

10'11" x 11'2" (3.33 x 3.42)

Rear elevated pvcu window.

## Staircase & Landing

Front elevated pvcu window at the top of the stairs. The landing provides access to all bedrooms and family bathroom.

## Bedroom One

12'0" x 11'1" (3.67 x 3.38)

## Bedroom Two

9'7" x 11'1" (2.93 x 3.39)

## Bedroom Three

9'1" x 7'4" (2.79 x 2.24)

## Family Bathroom

Side elevated opaque pvcu window.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.