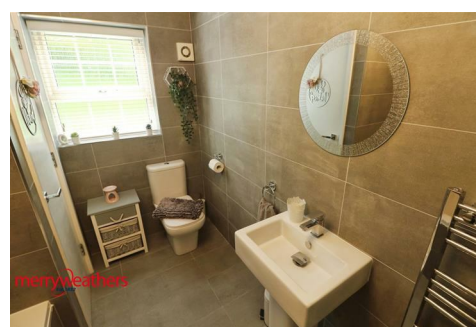




55 Woodbourn Gardens, Wombwell, Barnsley, S73 8FJ

Offers In The Region Of £185,000

Presenting a stunning and immaculate townhouse for sale, ideally situated in a peaceful cul de sac. This property is a perfect fit for first-time buyers and families alike, offering a blend of comfort, style, and convenience. The house boasts three well-appointed bedrooms, two luxurious bathrooms, one reception room, and a fully-equipped, open-plan kitchen with a breakfast area.

Viewing is highly recommended to appreciate what this property has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting a stunning and immaculate townhouse for sale, ideally situated in a peaceful cul de sac. This property is a perfect fit for first-time buyers and families alike, offering a blend of comfort, style, and convenience. The house boasts three well-appointed bedrooms, two luxurious bathrooms, one reception room, and a fully-equipped, open-plan kitchen with a breakfast area.

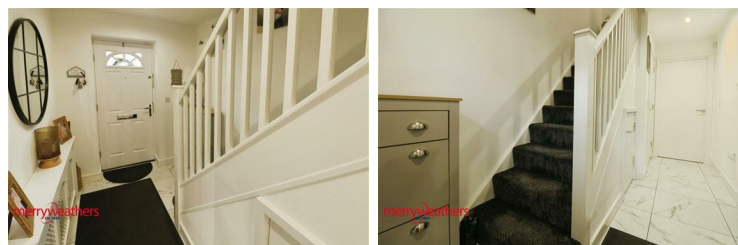
The master bedroom is a sanctuary within the property, featuring an en-suite bathroom and built-in wardrobes. The second bedroom also benefits from built-in wardrobes, and along with the third bedroom, offers a generous double size. Each bedroom has been tastefully decorated, providing a relaxing atmosphere for residents.

The house features a contemporary bathroom equipped with a rain shower, offering the perfect place to unwind after a long day. The open-plan kitchen is a delight for those who love cooking, complete with a cosy breakfast area that is perfect for family gatherings.

The reception room offers a versatile space that can be used for a variety of purposes. With direct access to the garden, it's an ideal spot for indoor-outdoor living and entertaining. The media wall is a unique feature that is certain to impress your guests.

In conclusion, this townhouse is a blend of comfort and luxury, offering a quality living experience in a sought-after location.

Entrance Hall



With a front facing entrance door, central heating radiator and stairs raising to the the first floor accommodation.

Lounge 10'4" x 15'1" (3.15 x 4.61)



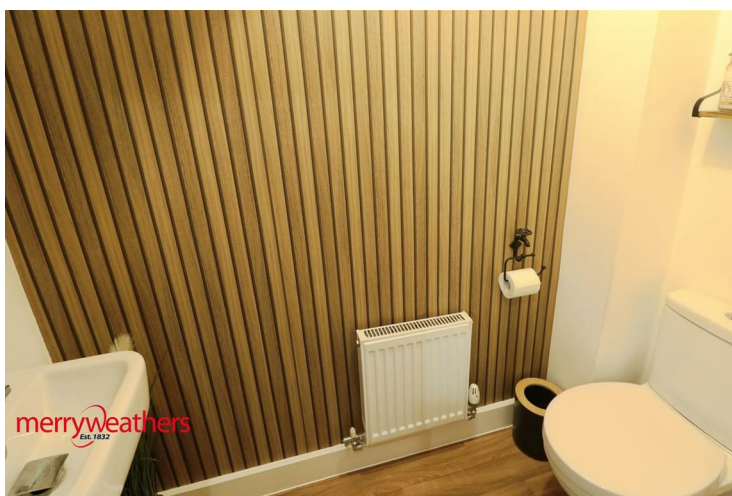
With rear facing UPVC French door enjoying views out to the garden and two central heating radiators. The lounge benefits from neutral décor and features a media wall with lighting inset.

Kitchen 8'11" x 15'0" (2.72 x 4.58)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and integrated appliances to include an electric oven and hob with stainless steel hood above and dishwasher.

WC 6'3" x 2'11" (1.93 x 0.89)



With a two piece suite comprising of low flush WC, hand wash basin and central heating radiator.

Bedroom One 17'0" x 15'9" (5.19 x 4.82)



With a front facing UPVC window and two central heating radiators. The room is a generous sized double featuring a range of comprehensive fitted wardrobes and on suite WC and shower room.

En Suite 4'10" x 9'5" (1.49 x 2.88)



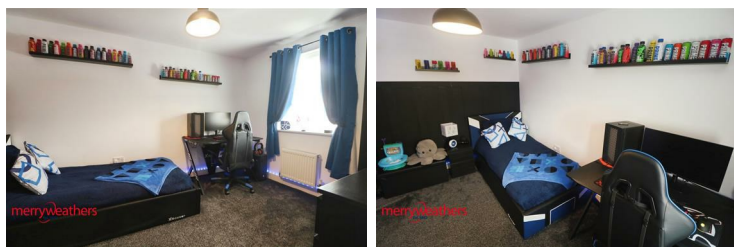
With a three piece suite comprising of a low flush WC, hand wash basin, walk in shower, central heating radiator and rear facing Velux window allowing natural light.

Bedroom Two 8'10" x 13'0" (2.70 x 3.97)



With a rear facing UPVC window and central heating radiator. The room is of double size and decorated tastefully featuring a half panelled wall and fitted wardrobes.

Bedroom Three 8'10" x 12'3" (2.71 x 3.75)



With a front facing UPVC window and central heating radiator. The room is decorated tastefully featuring a half panelled wall and carpet to the flooring.

Bathroom 6'7" x 8'11" (2.01 x 2.74)



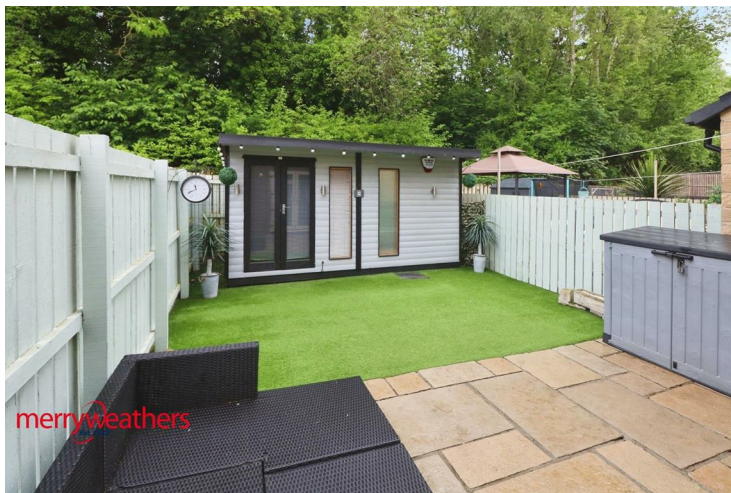
With a three piece suite comprising of a bath with rain fall shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Facing



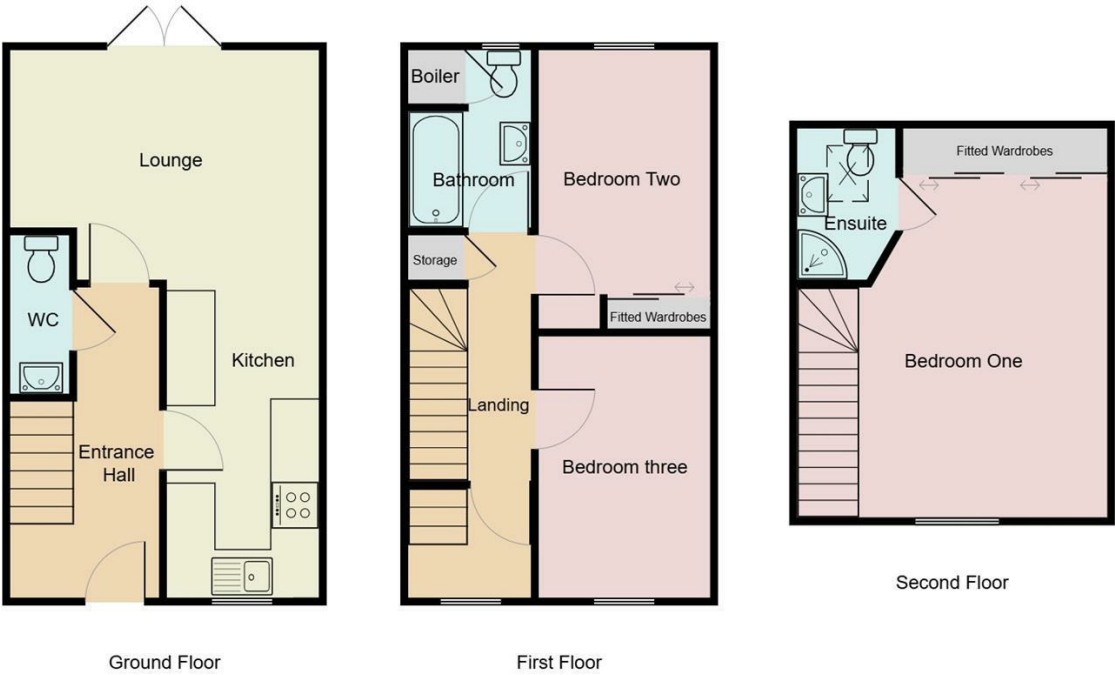
To the front of the property is a drive way providing off road parking for one vehicle, there is addition pebbled space to the side of the drive which could be used for additional parking.

Rear Facing



To the rear of the property is a good sized family garden with artificial lawn and patio area. The garden also features a timber cabin which benefits from full electrics so can be used for multiple uses.

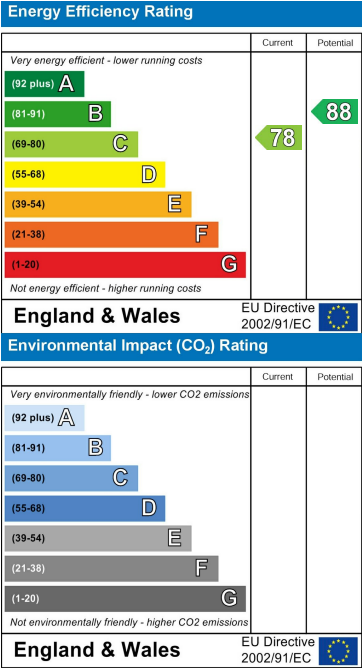
Floor Plan



Area Map



Energy Efficiency Graph



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