BEECROFT
ESTATES

11A Brampton Crescent

Wombwell, Barnsley, S73 0SZ

Offers Over £180,000

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GROUND FLOOR

ENTRANCE HALL
A good-sized entrance hall with laminate flooring and stairs rising to the first-floor landing.

LOUNGE/DINER
A spacious lounge diner featuring a front-facing bow-style double-glazed window, radiator, and TV aerial point. The room also benefits from a feature fireplace with surround, and double doors leading through to the conservatory.

KITCHEN
A well-presented kitchen comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. The kitchen also benefits from an integrated double oven, hob and extractor, along with plumbing facilities and space for additional appliances. There is a rear-facing double-glazed window and a side entrance door providing access.

CONSERVATORY
A nice additional space overlooking the rear garden, providing a pleasant and versatile area to relax and enjoy the outlook.

DOWNSTAIRS WC
Comprising a WC and wash hand basin.

FIRST FLOOR

LANDING
Having a side-facing double-glazed window and loft access.

BEDROOM ONE
A double bedroom with a front-facing double-glazed window, fitted furniture, and radiator.

BEDROOM TWO
A further double bedroom having a rear-facing double-glazed window, fitted storage, and radiator.

BEDROOM THREE
A third bedroom with a double-glazed window and radiator.

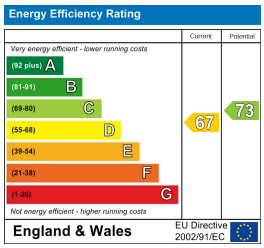
SHOWER ROOM
A modern three-piece suite comprising a shower cubicle, WC and wash hand basin. The room also benefits from a radiator and a window with obscure glazing.

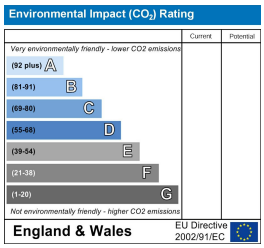
OUTSIDE
To the outside there are front and rear gardens, ideal for entertaining. A lengthy driveway runs to the side of the property, offering ample off-road parking.

Area Map

Floor Plans

Energy Efficiency Graph





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