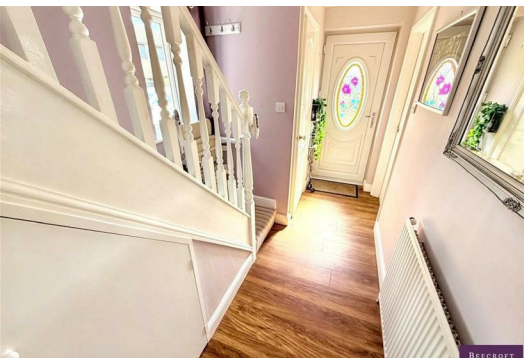




# 11A Brampton Crescent

Wombwell, Barnsley, S73 0SZ

£200,000



## 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.

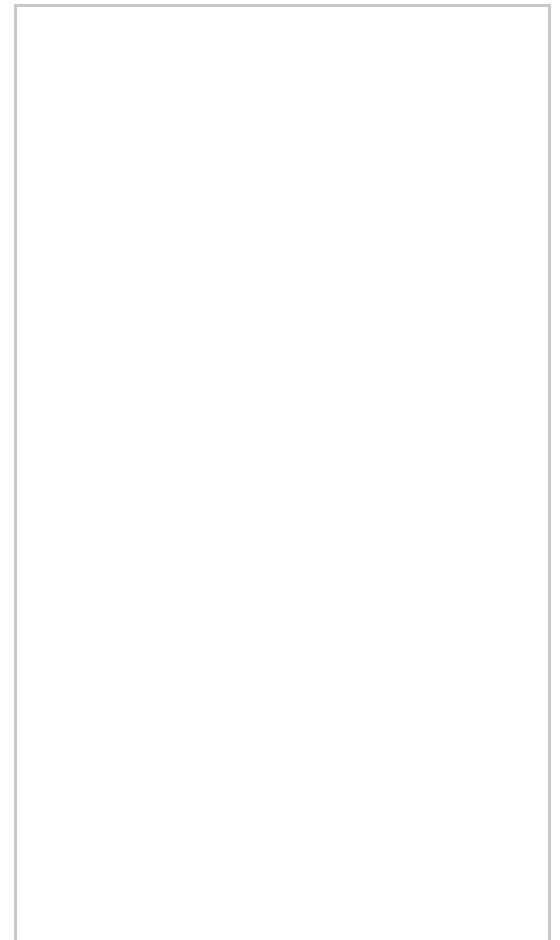
## OUTSIDE

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.

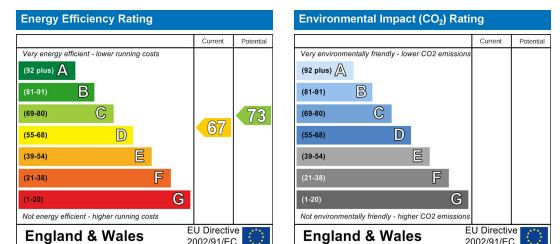
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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