



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Little Stubbing, Wombwell, Barnsley, S73 8FG

Offers Over £220,000

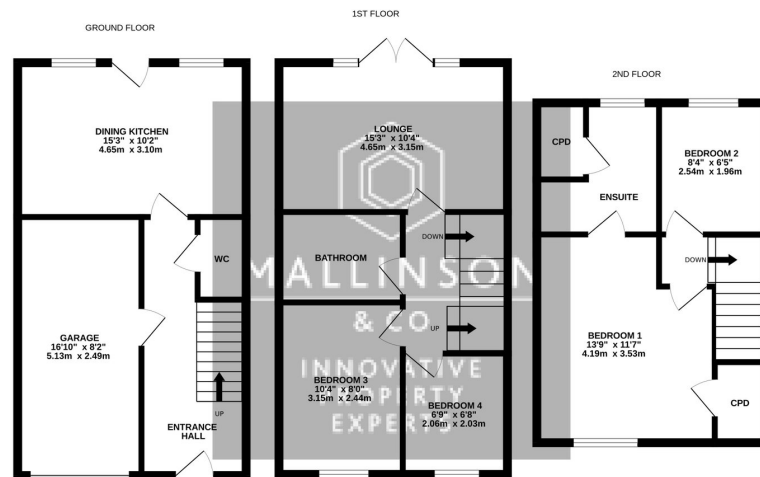
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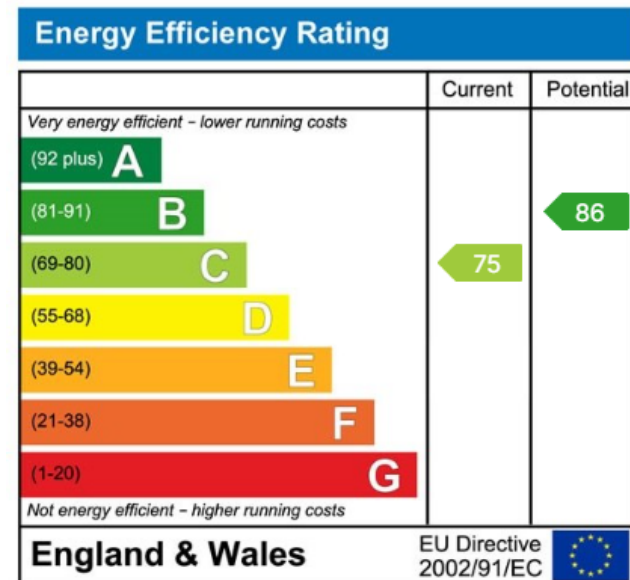
- FOUR BEDROOM END TOWN • SET OVER THREE FLOORS HOUSE
- AIR CONDITIONING VIA AIR HEAT PUMP SYSTEM • SPACIOUS DINING KITCHEN
- MODERN LIVING AREA WITH JULIET BALCONY • EN SUITE TO BEDROOM ONE
- PRIVATE REAR GARDEN • INTEGRAL GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS • IDEAL FOR FIRST TIME BUYERS, COUPLES & FAMILIES



WELL PRESENTED SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, THIS IMPRESSIVE MODERN HOME COVERING OVER 1,100 SQ FT PROVIDES AN EXCELLENT LAYOUT FOR CONTEMPORARY FAMILY LIVING. THE PROPERTY FEATURES A GENEROUS BREAKFAST KITCHEN, STYLISH LOUNGE WITH JULIET BALCONY, FOUR BEDROOMS INCLUDING A SUPERB TOP-FLOOR BEDROOM WITH EN-SUITE, FAMILY BATHROOM, DOWNSTAIRS WC AND INTEGRAL GARAGE. EXTERNALLY, THERE IS A PRIVATE REAR GARDEN WITH PATIO AND LAWNED AREAS, WHILE THE PROPERTY IS IDEALLY SITUATED IN WOMBWELL, CLOSE TO LOCAL AMENITIES, SCHOOLING AND EXCELLENT TRANSPORT LINKS. SUITED TO FIRST TIME BUYERS, COUPLES AND FAMILIES. EARLY VIEWING IS RECOMMENDED.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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