



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Cowley Green, Wombwell, Barnsley, S73 0LB

Offers In Region Of £300,000

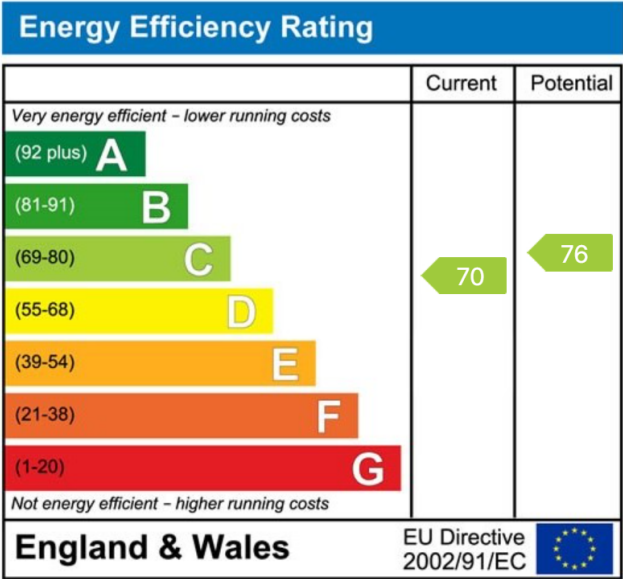
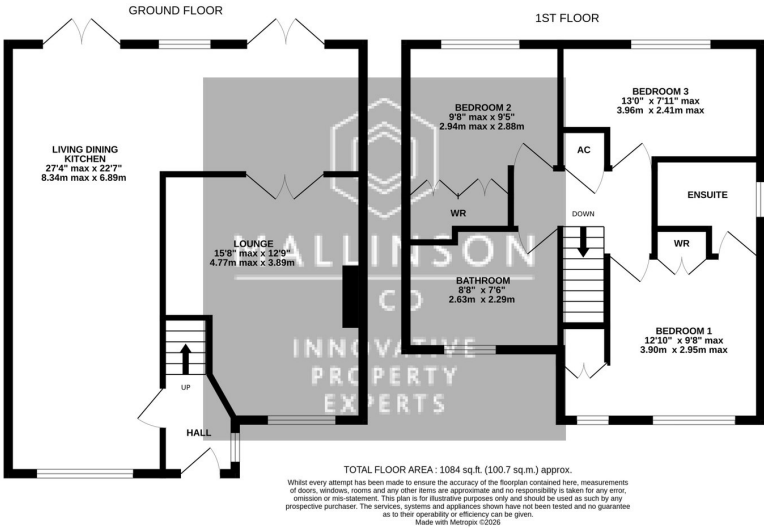
 3  2  2



- GATED CUL-DE-SAC POSITION
- APPROX. 1,084 SQ FT OF ACCOMMODATION
- SEPARATE LOUNGE & FLEXIBLE SECOND RECEPTION AREA
- LANDSCAPED LOW-MAINTENANCE REAR GARDEN
- MOMENTS FROM WOMBWELL RAILWAY STATION
- THREE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN-PLAN KITCHEN / DINING / FAMILY SPACE
- PRINCIPAL BEDROOM WITH DRESSING AREA & EN SUITE
- GENEROUS DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- FREEHOLD | EPC RATING C | COUNCIL TAX BAND D



GATED CUL-DE-SAC LIVING JUST MOMENTS FROM WOMBWELL RAILWAY STATION ... OCCUPYING A PRIME POSITION WITHIN THE ESTABLISHED COWLEY GREEN DEVELOPMENT, THIS SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME OFFERS APPROXIMATELY 1,084 SQ FT OF VERSATILE ACCOMMODATION AND AN EXCELLENT LAYOUT FOR MODERN FAMILY LIFE. THE STANDOUT GROUND FLOOR CENTRES AROUND AN IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE OPENING DIRECTLY ONTO THE LANDSCAPED REAR GARDEN, COMPLEMENTED BY A SEPARATE LOUNGE. UPSTAIRS, THE PRINCIPAL BEDROOM ENJOYS A DRESSING AREA AND PRIVATE EN SUITE, WHILST OUTSIDE A GENEROUS DRIVEWAY PROVIDES PARKING FOR MULTIPLE VEHICLES. IDEALLY SUITED TO FAMILIES AND COMMUTERS ALIKE, THE HOME IS WITHIN A SHORT WALK OF WOMBWELL RAILWAY STATION AND CONVENIENT FOR LOCAL SHOPPING AMENITIES, COUNTRYSIDE AND MAJOR



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT