



BEECROFT  
ESTATES

## 11 Aldham House Lane

Wombwell, Barnsley, S73 8RF

£205,000



A three-bedroom semi-detached family home situated on the ever-popular Aldham House Lane, enjoying open views to the rear over surrounding fields. The property offers excellent potential and benefits from a single-storey rear extension, with further scope to extend subject to the necessary planning permissions.

The accommodation comprises three bedrooms, a family bathroom, two reception rooms, and a kitchen. Externally, the home features a generous rear garden, a lengthy driveway providing ample off-road parking, and a garage. An ideal opportunity for families or purchasers looking to improve and add value.



## ENTRANCE HALL

A spacious entrance hall with staircase rising to the first-floor landing.

## LOUNGE

The lounge has been extended, creating a lovely living space that looks out over the garden through double doors.

## DINING ROOM

The dining room has a front-facing double-glazed window and offers ample space for a dining table and additional furniture.

## KITCHEN

Comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap, along with a handy pantry.

## FIRST FLOOR

### BEDROOM ONE

A spacious double bedroom featuring fitted wardrobes and a front-facing double-glazed window.

### BEDROOM TWO

A well-proportioned bedroom featuring a fitted wardrobe and a rear facing double-glazed window.

### BEDROOM THREE

Featuring a front-facing double-glazed window, allowing plenty of natural light.

## BATHROOM

Bathroom with a three-piece suite including bath, wash hand basin, and WC, plus a double-glazed window with obscure glazing for privacy.

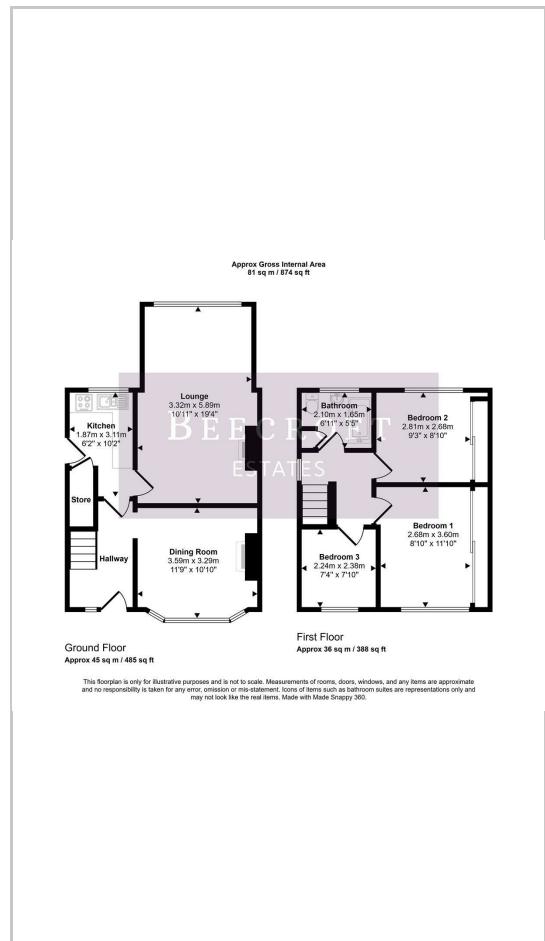
## OUTSIDE

Front garden mainly lawned, with a lengthy driveway to the detached garage. Generous rear garden backing onto woodlands.

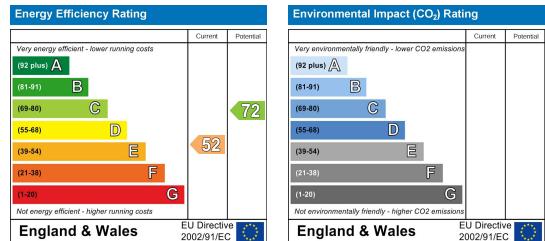
## Area Map



## Floor Plans



## Energy Efficiency Graph



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