BEECROFT
ESTATES

9 Margaret Road

Wombwell, Barnsley, S73 0JB

£140,000

2 1 1

Two Bedroom Semi Detached Home in Wombwell – No Upper Chain

This two bedroom semi detached home is situated in a popular area of Wombwell and is ready to move into, while also offering a purchaser the opportunity to put their own stamp on the property over time.

The accommodation briefly comprises a welcoming lounge, breakfast kitchen, two good sized double bedrooms and a bathroom. Outside, the property benefits from a rear garden and driveway providing off road parking.

Conveniently located close to local amenities and transport links, this property would make an ideal home for first time buyers, a small family or those looking for a property with scope to personalise.

Offered for sale with no upper vendor chain.

GROUND FLOOR

ENTRANCE
Stairs rising to the first floor landing.

LOUNGE
A spacious lounge area featuring a front-facing bay-style double-glazed window, feature fireplace with surround and radiator.

KITCHEN
The kitchen comprises a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob and extractor unit. There is plumbing for a washing machine, space for additional appliances and a useful large pantry area. A side entrance door provides access to the outside, while a rear-facing double-glazed window overlooks the garden.

FIRST FLOOR

LANDING
Side facing double glazed window and loft access.

BEDROOM ONE
A good sized double bedroom benefiting from a front-facing double glazed window and radiator.

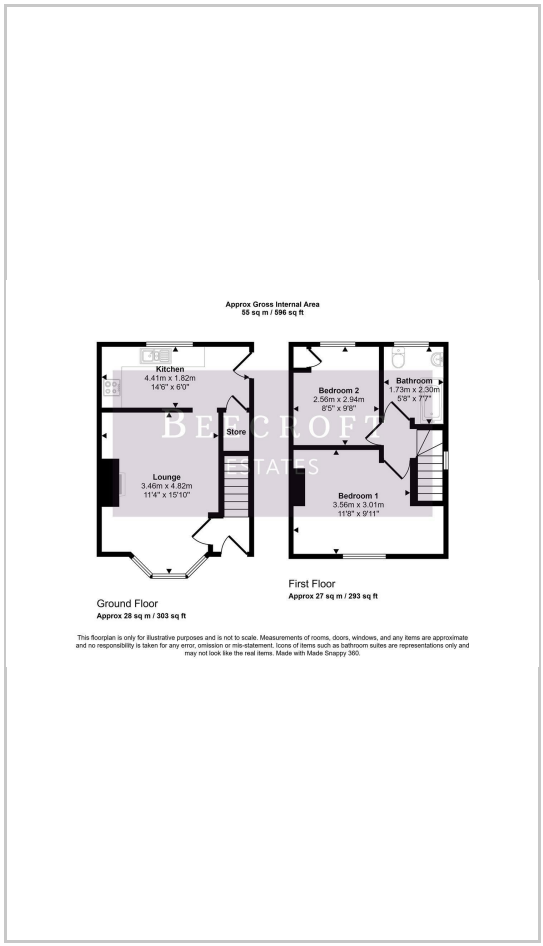
BEDROOM TWO
A further double bedroom benefiting from a rear-facing double-glazed window and radiator.

BATHROOM
A three-piece suite comprising a bath with shower over, WC and wash hand basin. The bathroom also benefits from a window with obscure glazing and a radiator.

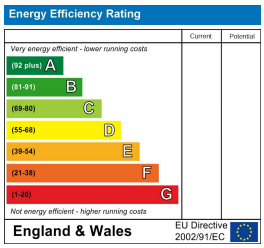
EXTERNALLY
Externally, the property benefits from a front garden area and a side driveway providing off road parking, which in turn leads to the detached garage. To the rear is an enclosed garden, mainly laid to lawn and complemented by established shrubs and borders, providing a pleasant outdoor space.

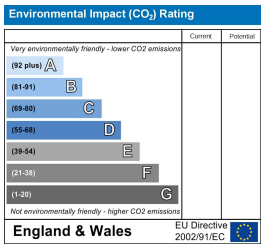
Area Map

Floor Plans



Energy Efficiency Graph





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