BEECROFT
ESTATES

14 Clarkes Croft

Wombwell, Barnsley, S73 8BJ

Offers In The Region Of £180,000

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This beautiful semi-detached home is offered to the market with no onward chain and boasts spacious accommodation throughout.

Situated on a small cul-de-sac just off the High Street in Wombwell, the property is ideally placed for access to local amenities, the train station, and major transport links.

The home benefits from a lengthy driveway leading to a detached garage, along with a lovely garden area. Internally, the accommodation comprises a spacious lounge, a dining kitchen, and a downstairs WC, with three well-proportioned bedrooms and a house bathroom to the first floor.

This is a fantastic opportunity for a range of buyers and must be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL
A spacious entrance hall featuring stairs rising to the first floor landing and access to the downstairs WC.

LOUNGE
A well-proportioned lounge boasting a front-facing bow-style double glazed window, a feature wall-mounted electric fire, TV aerial point, radiator and double doors opening through to the dining kitchen.

DINING KITCHEN
A dining kitchen fitted with a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor unit. A double glazed window and French-style doors lead to the rear garden, with ample space for a dining table. Radiator.

DOWNSTAIRS WC
Comprising a WC and wash hand basin, complemented by a window with obscure glazing and a radiator.

LANDING

BEDROOM ONE
A spacious double bedroom with a double glazed window and radiator, offering ample space for furniture.

BEDROOM TWO
A good-sized double second bedroom with a double glazed window and radiator.

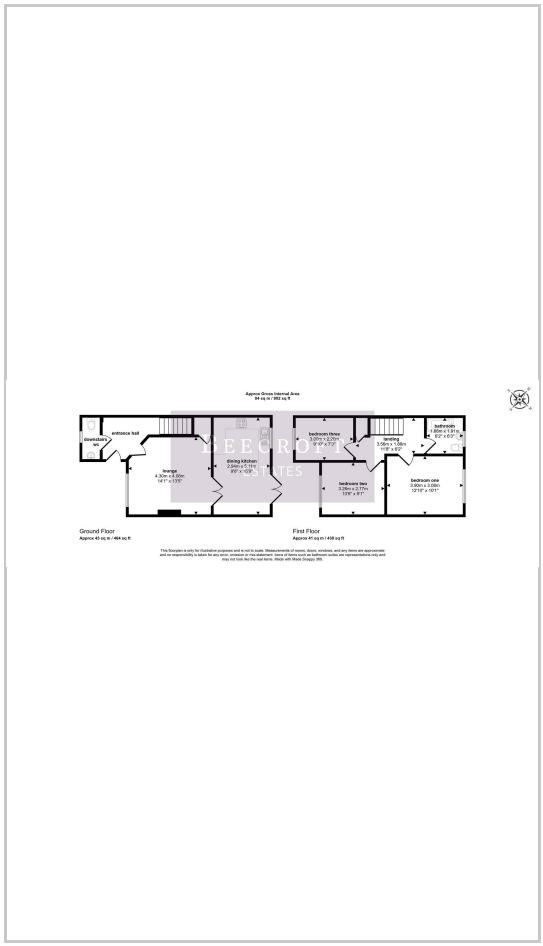
BEDROOM THREE
A well-proportioned third bedroom featuring a double glazed window and radiator.

BATHROOM
A three-piece suite comprising a bath with shower over, WC, and wash hand basin, with a window with obscure glazing and a heated ladder rail.

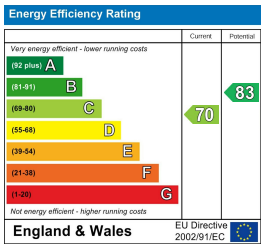
OUTSIDE
To the front, a pathway leads to the entrance door alongside a small grassed area. To the side, a driveway provides access to a detached garage. To the rear, there is a block-paved area with a seating space, ideal for outdoor use.

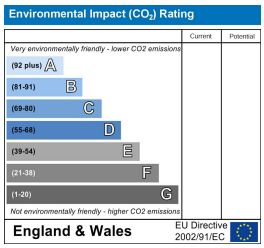
Area Map

Floor Plans



Energy Efficiency Graph





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Wombwell 6-8 Park Street, Wombwell, S73 0DJ
Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk