



BEECROFT
ESTATES

10 Thompson Road

Wombwell, Barnsley, S73 0EP

£160,000



This spacious two-bedroom semi-detached home offers well-proportioned accommodation and a range of features that make it an ideal choice for first-time buyers, couples or those looking to downsize.

The property benefits from two double bedrooms, a downstairs WC and a conservatory extension, together with a garage and lengthy driveway providing ample off-road parking. To the rear is a larger-than-average garden, offering excellent outdoor space for relaxation and entertaining.

Ideally located close to local amenities, schools and excellent transport links, including nearby network roads providing convenient access to surrounding towns and areas.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.



GROUND FLOOR

ENTRANCE HALL

A welcoming front entrance hall with stairs rising to the first-floor landing.

LOUNGE

A spacious and bright lounge benefiting from a front-facing bay-style double glazed window, allowing an abundance of natural light into the room. The lounge features a fireplace with electric fire, laminate-style flooring and double doors leading through to the dining room.

DINING ROOM

A spacious dining area which is open plan to the kitchen while retaining a semi-separate feel. There is ample space for a dining table, with doors leading through to the conservatory extension, creating a versatile space ideal for family meals and entertaining.

KITCHEN

Comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The kitchen benefits from an integrated oven with hob and extractor hood, together with space for additional appliances.

CONSERVATORY

The conservatory extension provides a versatile additional living space, overlooking the rear garden and offering an ideal spot to relax and enjoy the outdoor surroundings.

DOWNSTAIRS WC

A handy downstairs WC, providing a useful facility for both residents and guests.

FIRST FLOOR

BEDROOM ONE

A good-sized bedroom benefiting from fitted storage, 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 double shower cubicle, low flush WC and vanity wash hand basin. The room also benefits from a radiator and window with obscure glazing.

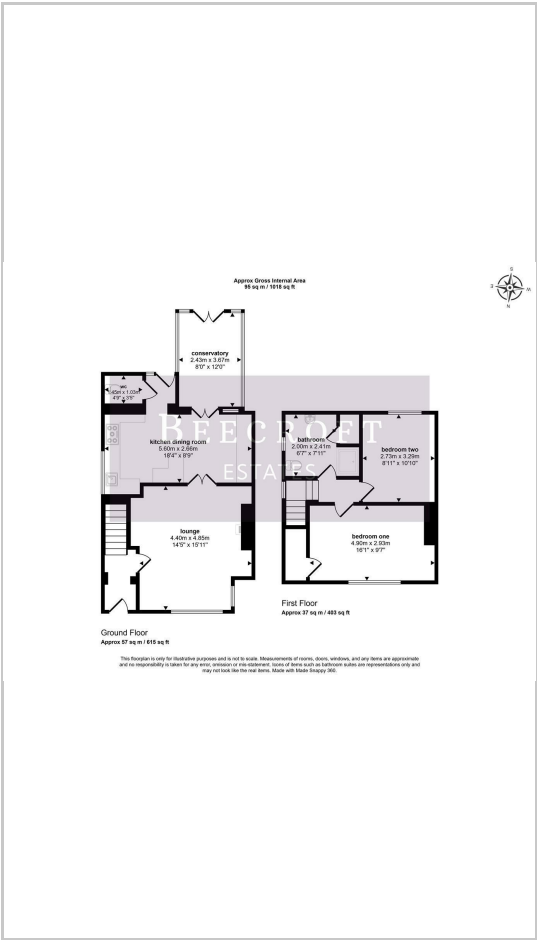
OUTSIDE

To the front is a lengthy, gated driveway providing ample off-road parking, which in turn leads to the garage. To the rear is a good-sized garden offering excellent potential and providing a great outdoor space for the new owner to enjoy.

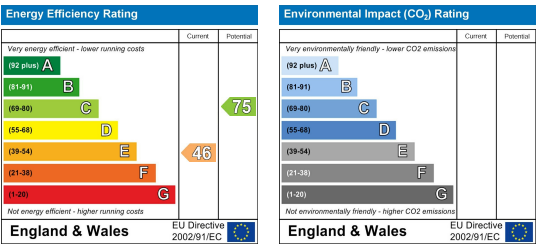
Area Map



Floor Plans



Energy Efficiency Graph



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