



12 Orchard Street

Wombwell, Barnsley, S73 8HQ

Offers In The Region Of £120,000

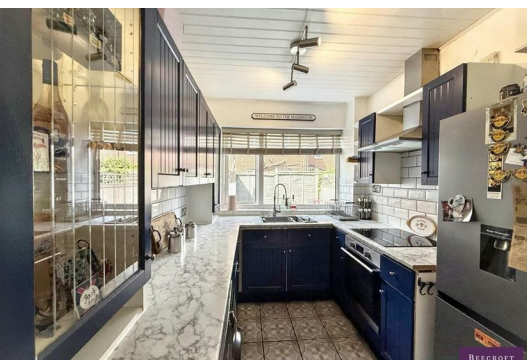


Fantastic Two-Bedroom Terrace – Ideal First-Time Buy or Investment Opportunity

MOVE STRAIGHT IN! This immaculately presented two-bedroom mid-terraced property is the perfect opportunity for a first-time buyer, young couple or investor looking for a ready-to-go home in a convenient Wombwell location.

Situated just two minutes' walk from Wombwell High Street, the property is ideally placed for a fantastic range of everyday amenities, including shops, cafés, takeaways and the local market. Wombwell also benefits from excellent transport links, with Wombwell railway station providing regular services towards Barnsley and Sheffield, while the A6195 and A633 offer convenient road connections.

The area also offers access to local schools, parks and green spaces, including Wombwell Park and nearby Wombwell Woods, making this a great location for a variety of buyers.



Lounge/dining area

Relax and entertain your guests in this fantastic, spacious open-plan lounge diner, featuring a front-facing aspect and plenty of room for both comfortable seating and dining. The dining area provides convenient access to the cellar, offering useful additional storage space. The open-plan staircase rises to the first-floor accommodation, creating a bright and sociable feel while making excellent use of the available space.

Kitchen

A lovely rear-aspect kitchen fitted with a range of wall and base units, complemented by marble-effect worktops. The kitchen features a stainless-steel two-bowl sink with modern mixer tap, electric oven and electric hob with a stainless-steel extractor fan above. There is also plumbing for a washing machine and space for a fridge freezer, making this a practical and well-equipped kitchen for everyday living.

Rear Porch

A useful rear porch providing valuable additional storage space and offering convenient access to the rear garden.

Landing

A long landing with ceiling downlighters, providing access to the bedrooms and bathroom, with a convenient loft access hatch.

Master Bedroom

A lovely rear-aspect master bedroom offering a spacious and comfortable setting, with space for either freestanding or fitted bedroom furniture.

Bedroom Two

A front-aspect double bedroom benefiting from a useful built-in cupboard providing additional storage space. There is also ample room to install your own storage solutions if required, making this a versatile and practical second bedroom.

Bathroom

A large, modern bathroom with fully tiled walls and floor, comprising a bath with telephone-style shower attachment, a stylish vanity wash hand basin with ample storage, and a low-flush WC. The rear obscure-glazed window provides natural light and ventilation, while a built-in storage cupboard offers additional practical storage.

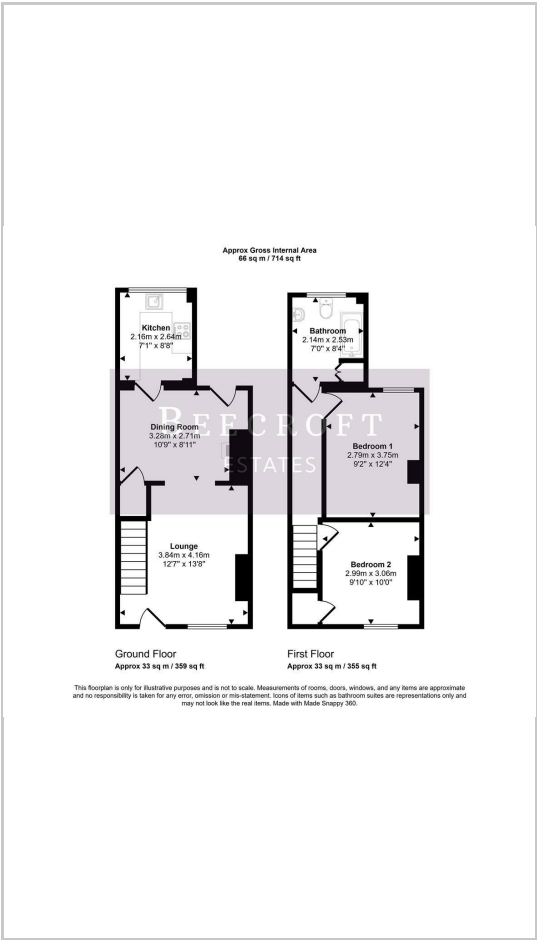
Exterior

Greeting you at the property is a block-paved driveway, providing convenient off-road parking and enclosed by wrought-iron gates. To the rear of the property is a private, enclosed and low-maintenance garden, featuring a paved patio area, decking area and artificial grass, creating an ideal space for relaxing and entertaining.

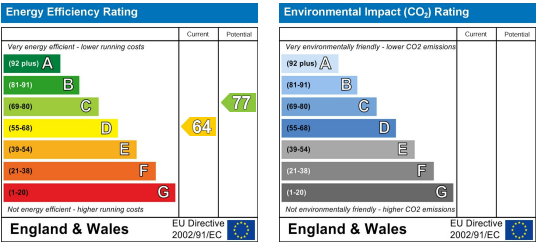
Area Map



Floor Plans



Energy Efficiency Graph



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