



BEECROFT
ESTATES

269 Wath Road

Brampton, Barnsley, S73 0XG

£130,000



This three-bedroom semi-detached property on Wath Road, Wath upon Dearne, offers fantastic potential for the right buyer. Benefiting from a garage, driveway, front and rear gardens, gas central heating, double glazing, and no upper vendor chain, it provides a solid foundation for a wonderful home.

Requiring a full course of refurbishment, this property is ideal for anyone looking to add their own stamp and create a home tailored to their tastes. A great opportunity not to be missed.



GROUND FLOOR

ENTRANCE

Having stairs rising to the first floor landing.

LOUNGE

Good size lounge with front aspect allowing natural light to flow, a focal point to the room is fire surround with feature gas fire.

DINING KITCHEN

Rear aspect kitchen diner comprising wood finished wall and base units, sink with mixer tap, space for a cooker and plumbing for a washing machine.

FIRST FLOOR

BEDROOM ONE

Spacious master bedroom boasting fitted furniture providing a vast amount of hanging and storage space.

BEDROOM TWO

Rear aspect second bedroom is a double in size with radiator.

BEDROOM THJREE

Having front facing double glazed window and radiator.

BATHROOM

A three piece suite comprising bath with electric shower, pedestal wash hand basin and wc. A rear obscure aspect allows for ventilation and light.

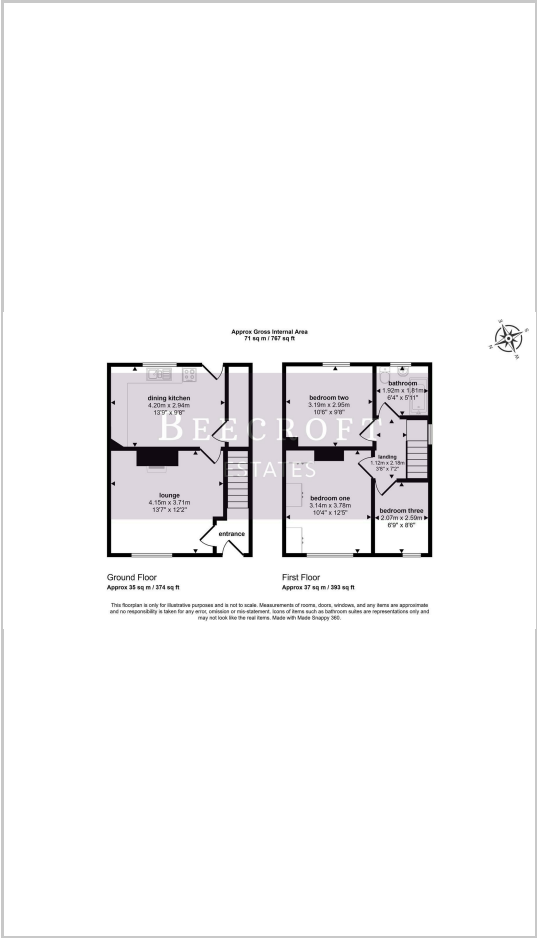
OUTSIDE

To the front of the property is a garden area and block paved driveway providing off road parking enclosed with wrought iron gates leading to the detached garage, to the rear of the property is a good size enclosed garden.

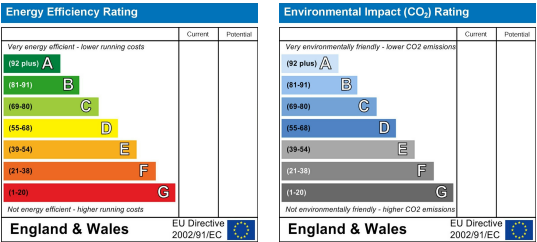
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.