



# 32 Wath Road

Wombwell, Barnsley, S73 0SE

£130,000



Deceptively Spacious Two-Bedroom Terrace – Extended – Wath Road, Wombwell

This extended two-bedroom terraced home is beautifully presented and located on the ever-popular Wath Road in Wombwell. Deceptively spacious throughout, the property benefits from a rear kitchen extension and a fully converted attic room, accessed via a pull-down ladder – offering versatile additional space.

Internally, the home features a bright and modern kitchen with French-style doors opening onto a lovely patio seating area, perfect for outdoor entertaining. There's also the added convenience of a downstairs WC.

Ideally suited to first-time buyers, downsizers, or young couples, this home is conveniently positioned close to Cortonwood Retail Park and the Dearne Valley Parkway, making commuting a breeze.

A fantastic opportunity not to be missed – early viewing is highly recommended.



## GROUND FLOOR

### LOUNGE

A recently decorated and newly carpeted front-facing lounge, featuring a double-glazed window and front entrance door, offering plenty of natural light and a fresh, modern feel.

### DINING ROOM

A well-proportioned dining area with stairs rising to the first-floor landing. A feature window allows natural light to flood the space, creating a bright and airy feel. The room is semi open-plan with the kitchen, offering a sociable layout ideal for modern living.

### KITCHEN

Fitted with a range of wall and base units, the kitchen includes an integrated oven, hob, and extractor fan. There is space for additional appliances, along with plumbing for a washing machine, making it both practical and functional for everyday use. French-style doors to the rear open onto the patio area, while skylight windows flood the space with ample natural light, creating a bright and inviting atmosphere.

### DOWNSTAIRS WC

WC and wash hand basin.

## FIRST FLOOR

### BEDROOM ONE

A good-sized double bedroom positioned at the front of the property, featuring a double-glazed window that allows for plenty of natural light. Recently decorated and newly fitted with a soft, modern carpet, the room offers a fresh and comfortable space.

### BEDROOM TWO

Having rear facing double glazed window and loft access with drop down ladder.

### BATHROOM

A three piece suite comprising bath with shower over, WC and wash hand basin, double glazed window with obscure glazing.

### LOFT CONVERSION

A versatile space featuring a Velux-style window, providing natural light and making it ideal for use as a home office, hobby room, or additional guest bedroom.

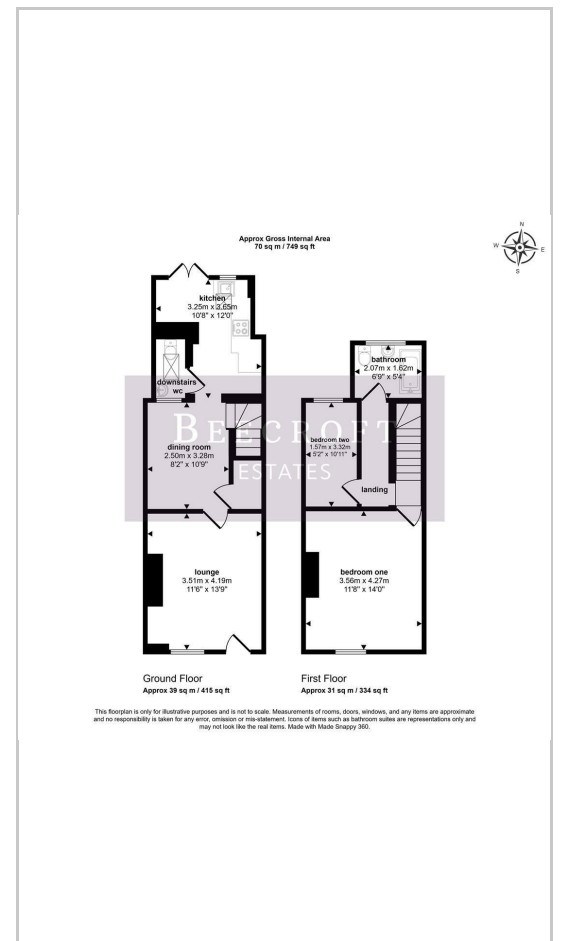
### OUTSIDE

The property benefits from shared access to the rear; however, the current vendor has enclosed a private section, creating a dedicated patio seating area—perfect for outdoor relaxation.

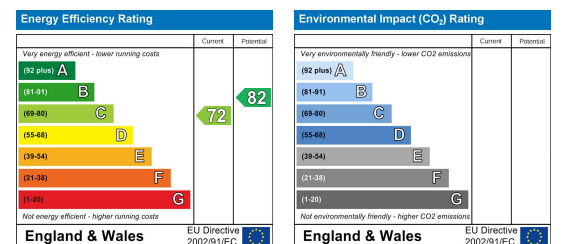
## Area Map



## Floor Plans



## Energy Efficiency Graph



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