



## 79 George Street

Wombwell, BARNSELY, S73 8AQ

Offers Over £135,000



First-Time Buyer or Investor Opportunity – Be Quick to View!

This well-presented three double bedroom end-terrace home is ideal for first-time buyers, investors, or young families. Boasting a double rear extension, the property offers spacious and flexible living accommodation throughout.

Located in the popular area of Wombwell, the home is conveniently situated close to local schools, shops, and amenities, making day-to-day living easy and accessible.

Don't miss your chance to view – properties like this don't stay on the market for long!



## Lounge

Relax in this lovely front-aspect lounge, boasting a cosy real log fire – ideal for warm, welcoming evenings at home.

## Dining Room

A good-sized dining room or versatile second reception room, boasting a rear aspect, built-in storage cupboard, and open-plan stairs – offering flexible living space to suit your needs.

## Kitchen

Rear-aspect, dual-aspect kitchen featuring a range of wall and base units, a one-bowl sink with mixer tap, and space for a freestanding cooker with stainless steel extractor fan. There's also space for an under-counter fridge and freezer, plus plumbing for a washing machine. A side door provides convenient access to the garden.

## Landing

The landing provides access to two bedrooms, the family bathroom, and stairs leading up to the attic bedroom.

## Master Bedroom

A spacious attic bedroom with a side aspect, offering ample room to add your own storage solutions if desired.

## Bedroom Two

A good-sized double bedroom with a bright front aspect, flooded with natural light and providing ample space for both free-standing and fitted furniture.

## Bathroom

A large bathroom featuring a suite comprising a bath, pedestal wash hand basin, tiled shower cubicle with thermostatic shower, and low-flush WC. A rear obscure window provides both ventilation and natural light.

## Bedroom Three

Double rear-aspect third bedroom, offering plenty of space to create your own custom storage solutions if desired

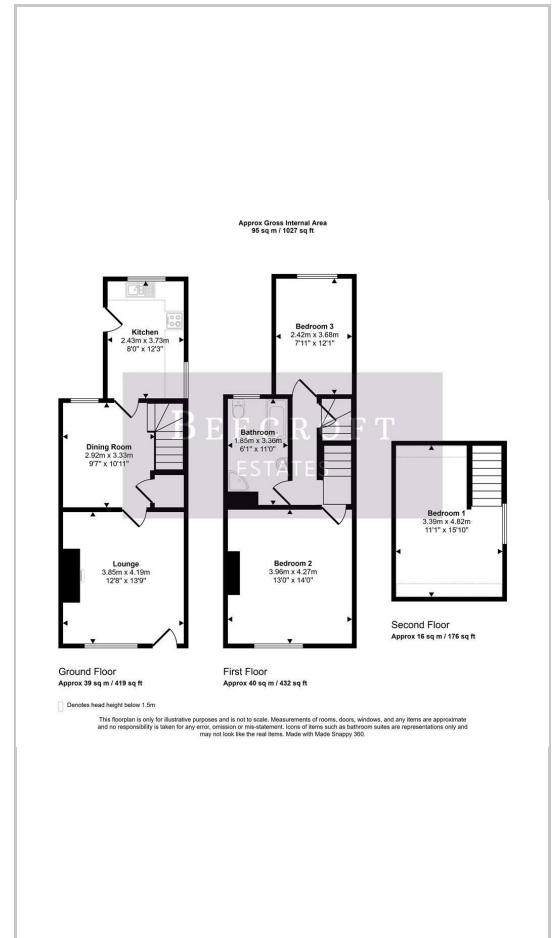
## Exterior

Gated yard leading to the front door, plus a low-maintenance enclosed rear yard. Off-road parking is available to both the rear and side of the property for your convenience

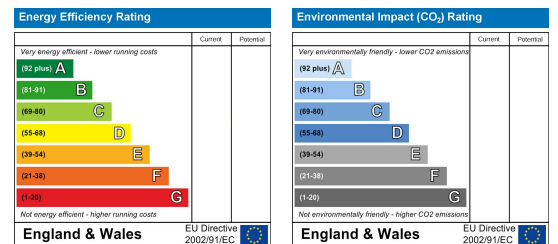
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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