



31 Margaret Road

Wombwell, Barnsley, S73 0JB

£150,000



Tucked away on a quiet cul-de-sac on Margaret Road, Wombwell, this three-bedroom semi-detached home offers comfortable and convenient family living. The property benefits from two reception rooms, off-road parking, and a good-sized rear garden.

Ideally located with a range of local amenities and Cortonwood Retail Park right on your doorstep, this home is perfectly positioned for everyday convenience while still enjoying a peaceful setting.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

A composite entrance door provides access to the property, with stairs rising to the first-floor landing.

LOUNGE

A front-facing bay-style double-glazed window, feature fireplace, and radiator complete this room.

DINING ROOM

A further good-sized reception room featuring a feature fireplace, useful under-stairs storage, and double doors leading through to the kitchen area.

KITCHEN

The kitchen is fitted with a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include a fridge freezer, oven, hob, and extractor. There is also plumbing for a washing machine, along with a rear entrance door and window providing natural light.

FIRST FLOOR

BEDROOM ONE

The room features fitted furniture, a double-glazed window, and a radiator.

BEDROOM TWO

A further double bedroom, featuring a double-glazed window and radiator.

BEDROOM THREE

A good sized third bedroom.

BATHROOM

A three-piece suite comprising a bath, WC, and wash hand basin, with a double-glazed window featuring obscure glazing and a radiator.

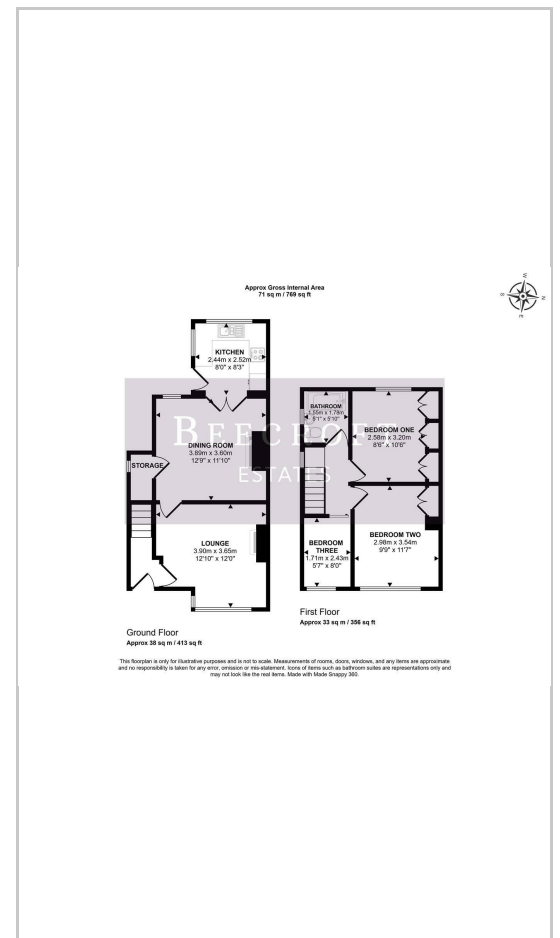
OUTSIDE

To the front, the property benefits from a gated driveway, while to the rear there is a good-sized garden area, providing both parking and outdoor space.

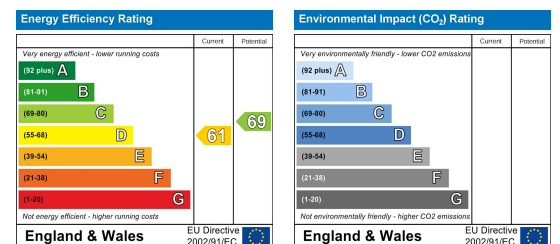
Area Map



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.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftstates.co.uk www.beecroftstates.co.uk