



52 East Avenue

Wombwell, Barnsley, S73 8QQ

£140,000



Move-In Ready 2-Bedroom Semi-Detached Home – Sought-After Wombwell Location

Set in a highly sought-after location just off Summer Lane, Wombwell, this well presented two-bedroom semi-detached home is perfect for a range of buyers. Offering off-street parking, a good-sized rear garden, and being in move-in ready condition, this property combines convenience, style, and comfort.

Ideal for first-time buyers, downsizers, or investors, this home is well-positioned for easy access to local amenities, schools, transport links, and Wombwell town centre.



GROUND FLOOR

ENTRANCE PORCH

Ideal for coats and shoes.

ENTRANCE

Stairs which rise to the first floor landing.

LOUNGE

Front facing lounge having laminate flooring, double glazed window allows an abundance of natural light, radiator and tv aerial point.

KITCHEN

Comprising a range of wall and base units with worktop surfaces, incorporating a sink unit with mixer tap. The kitchen includes an integrated oven, hob, extractor fan, and fridge freezer. A rear entrance door and double glazed window provide natural light and garden access, while an internal door leads through to the utility room.

UTILITY

Having plumbing and houses the combination boiler.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

Double bedroom with front facing double glazed window, radiator and storage cupboard/walk-in wardrobe.

BEDROOM TWO

A good size second bedroom having a rear facing double glazed window which overlooks the rear garden and radiator.

SHOWER ROOM

A three piece suite with walk in shower, wc and wash hand basin, radiator and window with obscure glazing.

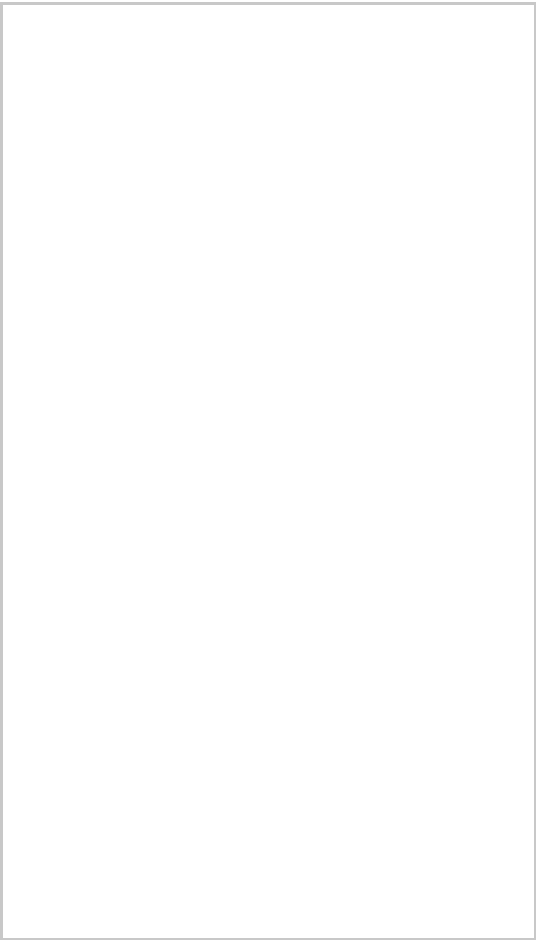
OUTSIDE

Garden to the rear and driveway which provides parking for 2 vehicles.

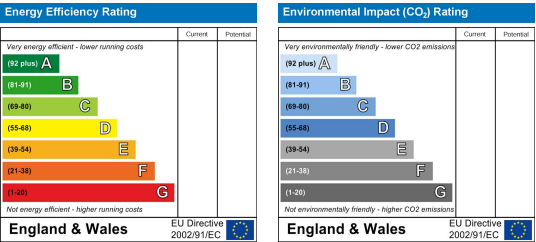
Area Map



Floor Plans



Energy Efficiency Graph



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