



# 16 Lundhill Road

Wombwell, Barnsley, S73 0RB

Offers Over £180,000



Situated in the heart of Wombwell on the ever-popular Lundhill Road development is this three-bedroom semi-detached home, offering generous proportions and excellent potential throughout.

Requiring modernisation, the property would ideally suit a purchaser looking to add their own stamp and create a home tailored to their own tastes and requirements.

The accommodation briefly comprises two reception rooms and a kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Externally, the property benefits from a good-sized rear garden.

If you are looking for a property with scope to modernise and personalise, then this could be the perfect opportunity for you.



## GROUND FLOOR

### ENTRANCE HALL

A spacious entrance hall with stairs rising to the first-floor landing, creating a welcoming introduction to the home.

### LOUNGE

A front-facing reception room featuring a bay-style double glazed window, feature fire, radiator, and TV aerial point, creating a bright and inviting living space.

### DINING ROOM

The dining room features a rear-facing double glazed window, radiator, and ample space for a dining table and additional furniture, creating an ideal setting for family dining and entertaining.

### KITCHEN

The kitchen area features a rear-facing double glazed window and entrance door, along with a range of wall and base units with worktop surfaces incorporating the sink unit.

## FIRST FLOOR

Side facing window and loft access, allowing natural light into the space and providing access to additional storage above.

### BEDROOM ONE

A double bedroom featuring a front facing double glazed window, fitted furniture, and a radiator, creating a comfortable and well-presented space.

### BEDROOM TWO

A further double bedroom featuring a rear-facing double glazed window overlooking the rear garden, along with a radiator. This room also houses the combination boiler.

### BEDROOM THREE

A third bedroom featuring a front-facing double glazed window and radiator, offering a comfortable and versatile space.

### BATHROOM

A spacious bathroom offering a four-piece suite, currently comprising a separate shower, corner bath, WC, and wash hand basin. The room benefits from a window with obscure glazing for privacy and a radiator, creating a functional and well-appointed bathroom space.

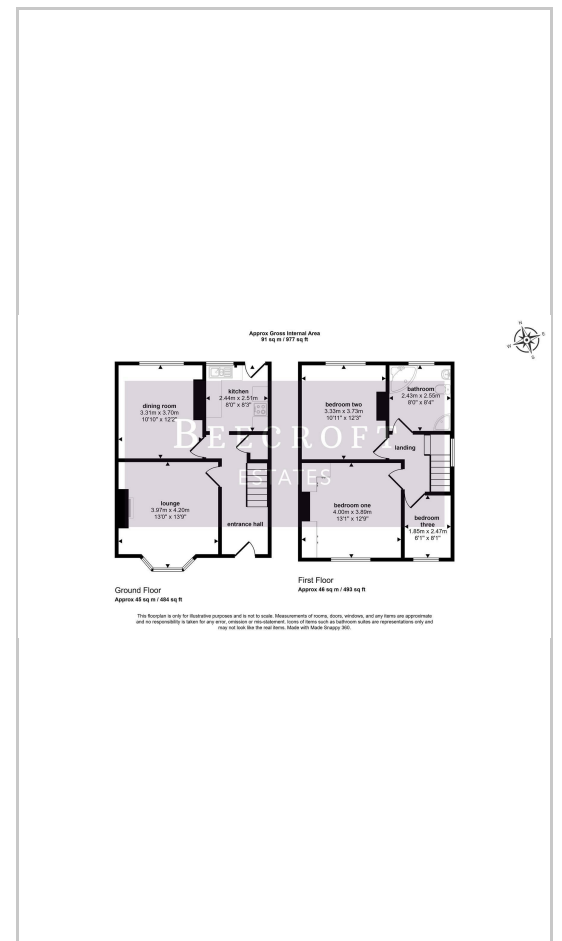
### OUTSIDE

The front of the property features a small garden area. To the side, there is a driveway leading to a garage, providing off-road parking and storage. To the rear is a good-sized garden, mainly laid to lawn with established shrubs and borders, creating a pleasant outdoor space.

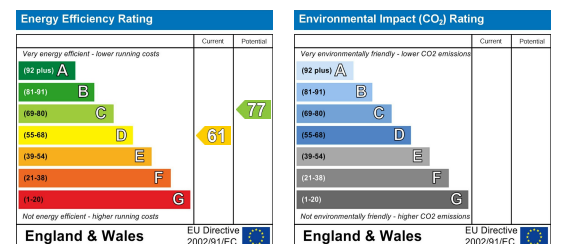
## Area Map



## Floor Plans



## Energy Efficiency Graph



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