



BEECROFT
ESTATES

16 Lundhill Crescent

Wombwell, Barnsley, S73 0WJ

Offers Over £220,000



Open House – Saturday 6th September, 12pm–3pm
No appointment necessary – feel free to pop by anytime between these hours!

Set within a popular modern estate and only five years old, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers or small families. The property benefits from private parking, a good-sized rear garden, and easy access to nearby countryside walks.

With open fields to the front, the home enjoys a peaceful, non-overlooked outlook. Inside, the layout includes a convenient downstairs WC and an en-suite to the master bedroom. The enclosed rear garden provides a safe and private space, ideal for outdoor relaxation or entertaining.

This lovely home must be viewed to truly appreciate both its location and the tranquillity of the surroundings.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

Featuring a composite entrance door, the stairs rise to the first-floor landing.

LOUNGE

Front-facing reception room with a double-glazed window, radiator, TV aerial point, and built-in storage.

DINING KITCHEN

Comprising a range of modern wall and base units with worktop surfaces incorporating a mixer tap, integrated oven, hob, and extractor fan. There is space for a fridge freezer and plumbing for a washing machine. The kitchen offers ample space for a dining table, with a rear-facing double-glazed window and French-style doors leading to the rear garden.

DOWNSTAIRS WC

Wc and wash hand basin.

FIRST FLOOR

MASTER BEDROOM

A bright and airy front-facing master bedroom featuring fitted wardrobes, a radiator, and access to the en-suite bathroom.

EN-SUITE

A three-piece suite comprising a shower cubicle, wash hand basin, WC, radiator, and a double-glazed window with obscure glass.

BEDROOM TWO

Double bedroom with a rear-facing double-glazed window and radiator.

BEDROOM THREE

A third bedroom, currently used as a home office, featuring a double-glazed window and radiator.

HOUSE BATHROOM

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

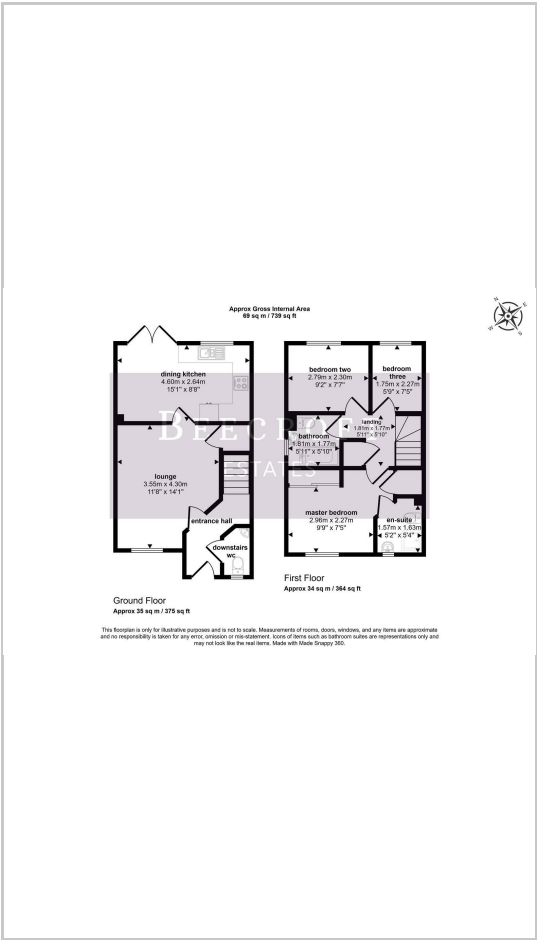
OUTSIDE

The front of the property features a driveway providing off-road parking, while to the rear is an enclosed garden, mainly laid to lawn with a patio seating area.

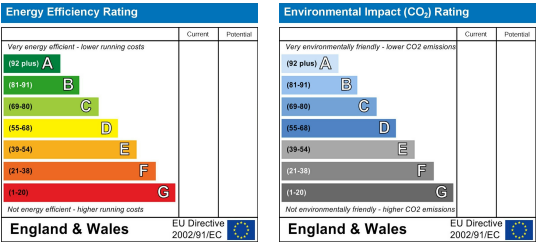
Area Map



Floor Plans



Energy Efficiency Graph



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