



134 Hough Lane

Wombwell, Barnsley, S73 0EF

£120,000



Stone-Fronted Two-Bedroom Terrace Home on Hough Lane – Ready to Move Into

A well-presented stone-fronted terrace house featuring two double bedrooms and off-street parking to the rear. The property is ready to move into and conveniently located close to the train station and local amenities.

This home offers comfortable living in a sought-after area and must be viewed to be fully appreciated.



GROUND FLOOR

LOUNGE

Through a composite entrance door, the spacious lounge features laminate flooring, a front-facing double-glazed window, and a decorative fire feature with an electric fire. The room also includes a TV aerial point and a window, while double doors open into the dining kitchen, creating a light and versatile living space.

DINING KITCHEN

A modern kitchen featuring a range of wall and base units with worktop surfaces incorporating the sink unit. The kitchen includes an integrated oven with hob and extractor, space for a fridge freezer, and plumbing for a washing machine. A rear entrance door and double-glazed window provide light and access to the outside, while an open staircase leads to the first floor. There is also ample space for a dining table, making this a practical and sociable family space.

FIRST FLOOR

LANDING

With built in storage and loft space via drop down ladder.

BEDROOM ONE

A good-sized bedroom featuring laminate flooring, a front-facing double-glazed window, and a radiator, providing a bright and comfortable space.

BEDROOM TWO

A further double bedroom featuring laminate flooring and a cupboard housing the combination boiler. The room benefits from a rear-facing double-glazed window and a radiator, providing a practical and comfortable space.

BATHROOM

A four-piece bathroom suite comprising a freestanding bath, separate shower cubicle, WC, and wash hand basin. The room features a radiator and a window with obscure glazing, combining modern design with practical functionality.

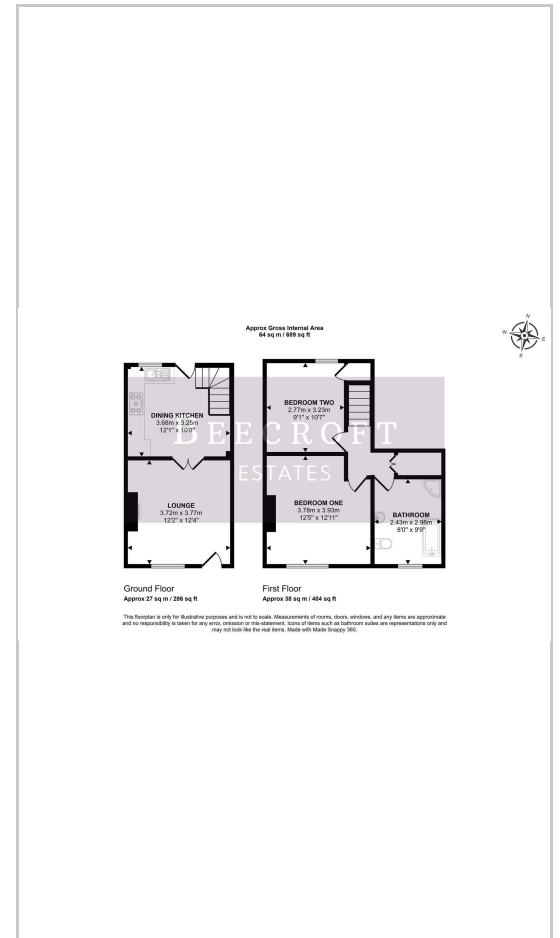
OUTSIDE

To the rear, the property offers space for off-road parking and a small garden area, ideal for sitting out and enjoying the outdoors.

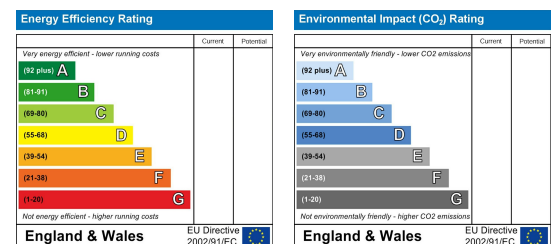
Area Map



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@beecroftestates.co.uk www.beecroftestates.co.uk