## BEECROFT **ESTATES**



# 40 Pearsons Field

Wombwell, Barnsley, S73 8BW

£85,000









#### ATTENTION ALL INVESTORS..SOLD WITH TENANT IN SITU!

Enjoying a very convenient location a short walk from the many amenities in the centre of Wombwell is this two bedroom terrace property enjoying gas heating and double glazing.



#### **GROUND FLOOR**

Lounge

**Dining Kitchen** 

FIRST FLOOR

**Bedroom One** 

**Bedroom Two** 

Bathroom

**OUTSIDE** 

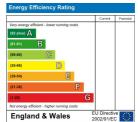
#### Area Map

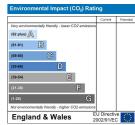


#### Floor Plans



### **Energy Efficiency Graph**





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