



## 16 East Avenue

Wombwell, Barnsley, S73 8QQ

£115,000



A two-bedroom semi-detached home situated in a quiet cul-de-sac, offering off-road parking and a generously sized rear garden. The property is in need of modernisation throughout and presents excellent potential for improvement, including the possibility of a rear extension (subject to the necessary planning consent).

Although requiring updating, this home is expected to be popular due to its desirable location and strong potential to add value.



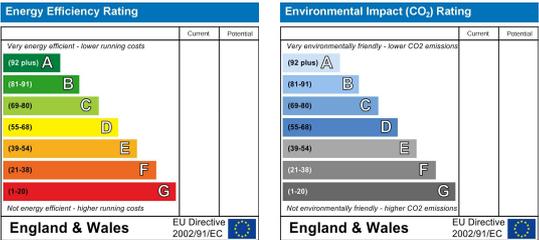
## Area Map



## Floor Plans



## Energy Efficiency Graph



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