



## 16 Lundhill Crescent

Wombwell, Barnsley, S73 0WJ

Offers Over £230,000



Set on a popular estate and just 5 years old, this three-bedroom semi-detached home offers a fantastic opportunity. The property enjoys open fields to the front, providing a peaceful, non-overlooked aspect. Inside, you'll find a downstairs WC, an en-suite to the master bedroom, and off-road parking for up to three vehicles. The lovely enclosed rear garden is perfect for outdoor enjoyment. This home must be viewed to fully appreciate its location and the tranquility of the surroundings.

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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.

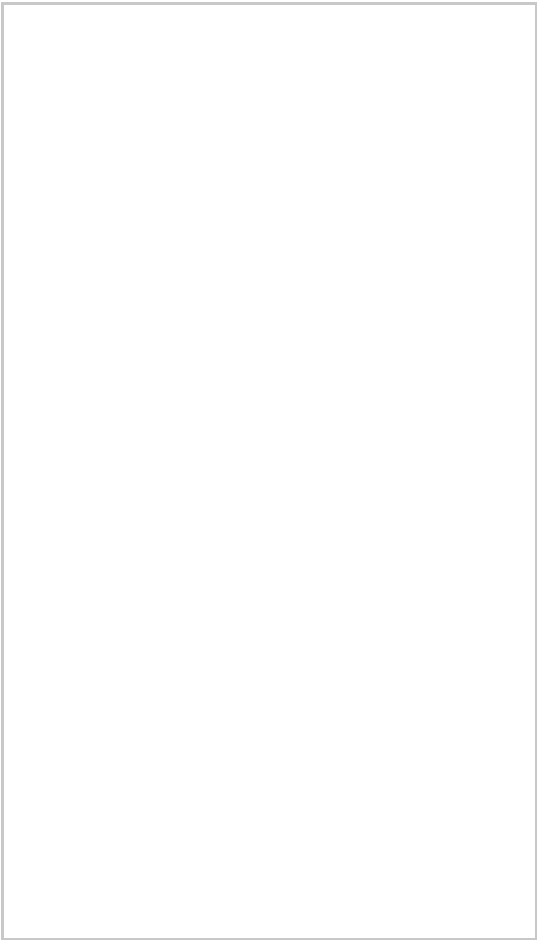
OUTSIDE

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.

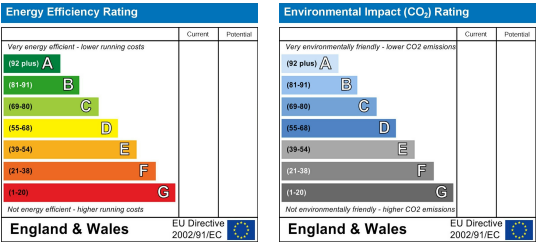
Area Map



Floor Plans



Energy Efficiency Graph



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