



## Lea Cottage Blackburn Lane

Worsbrough, Barnsley, S70 5QE

£180,000



Offered to the market with no upper vendor chain is this charming two-bedroom semi-detached cottage, located in a quiet area of Worsbrough on a no-through road. The property is in need of some modernisation, but offers great potential throughout.

Ideally situated close to local amenities—including well-regarded schools and the highly popular Rob Royd Farm Shop—this home presents an excellent opportunity for buyers looking to add value in a sought-after location.

Further benefits include a garage, lengthy driveway, and gardens to both the front and rear, adding to the appeal of this delightful home.



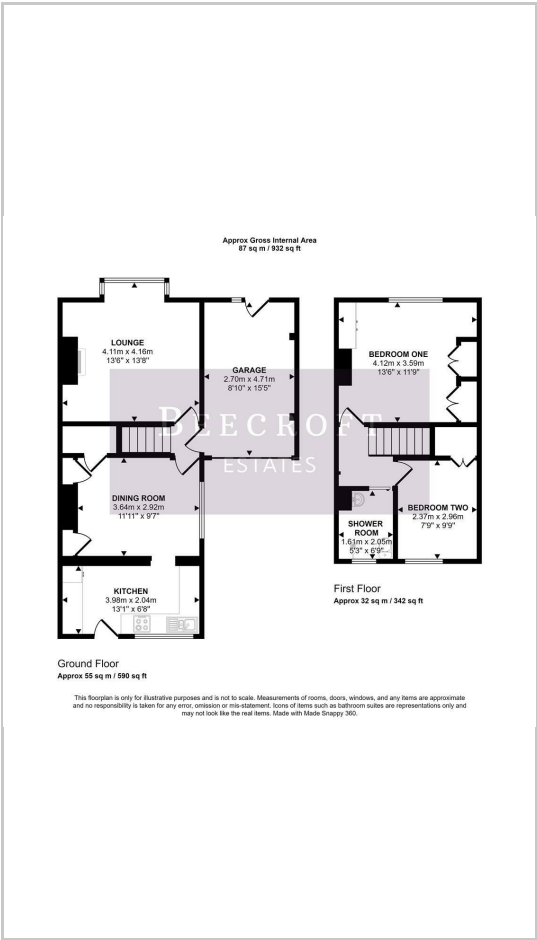


- GROUND FLOOR
- KITCHEN
- DINING ROOM
- LOUNGE
- DOWNSTAIRS WC
- FIRST FLOOR
- BEDROOM ONE
- BEDROOM TWO
- WET ROOM
- OUTSIDE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.