



# 17 Cemetery Road

Wombwell, Barnsley, S73 8HZ

Offers Over £105,000



### NEST OR INVEST!!!

A fantastic investment opportunity! This 3-bedroom terraced property offers great potential and is ideal for investors or first time buyers. Features include a fitted kitchen, lounge and dining area, and a stylish contemporary shower room.

Perfectly located near Wombwell, with excellent local amenities including schools, shops, restaurants, and transport links. Tesco Express, Morrisons, and Wombwell train station are all close by, as are parks, leisure facilities, and healthcare services.

An ideal home for families or first-time buyers seeking modern living in a vibrant community.

Don't miss out—book your viewing today!



## Lounge

A spacious front aspect lounge with a charming feature fireplace and gas fire, creating a warm and welcoming focal point. This bright living area offers plenty of space for relaxing or entertaining

## Dining Room

To the rear of the property is a good-sized dining room/second reception room featuring a wall-mounted gas fire. This versatile space enjoys a rear aspect and provides access to the cellar, offering excellent potential for storage or further development (subject to consent).

## Kitchen

The kitchen is fitted with a range of wall and base units complemented by worktops and an inset sink unit with mixer tap. It includes a built-in oven and hob with a cooker hood above, and there is plumbing for a washing machine. A side aspect allows natural light. The kitchen leads to the rear lobby, which in turn gives access to the shower room.

## Downstairs Shower Room

The shower room features a modern white suite comprising a low flush WC, wall-mounted wash hand basin, and continental-style shower. The walls are tiled, and an opaque sealed unit double-glazed window provides privacy while allowing natural light.

## Master Bedroom

The rear-facing master bedroom offers ample space for free-standing or fitted furniture and benefits from a bright, airy aspect. This room also provides access to the third bedroom.

## Bedroom Two

The front-facing second bedroom is a comfortable double room with plenty of space for free-standing or fitted furniture.

## Bedroom Three

The rear-facing third bedroom provides a bright and flexible space, with room to install your own storage solutions if required, making it ideal for a bedroom, home office, or study.

## Exterior

The property stands behind a small front garden, providing a welcoming entrance. To the rear, there is a small garden/yard, ideal for outdoor seating, gardening, or storage.

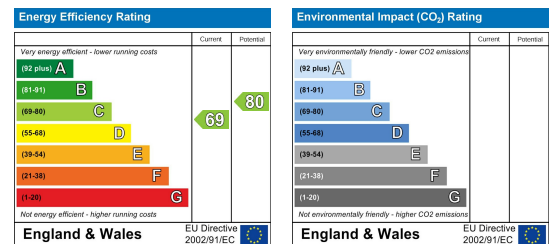
## Area Map



## Floor Plans



## Energy Efficiency Graph



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