



## 54 Hough Lane

Wombwell, Barnsley, S73 0EF

£140,000



This two-bedroom mid-terrace home boasts rear parking, an outbuilding, and a versatile loft room ideal for a home office or teenager's space.

Presented ready to move straight into, the property would make an ideal purchase for a first-time buyer or downsizer alike.

Situated on the ever-popular Hough Lane, the home is within walking distance of the train station and a range of local amenities, including schools and supermarkets.

The accommodation briefly comprises a lounge, dining kitchen, bathroom, two bedrooms, and a loft room, offering spacious and flexible living throughout.



## GROUND FLOOR

### LOUNGE

A well-presented front-facing lounge featuring a double glazed window, entrance door, feature fireplace, and radiator.

### DINING KITCHEN

A spacious dining kitchen comprising a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. There is a freestanding oven and space for additional appliances, along with an open fire. A door provides access to the cellar.

## FIRST FLOOR

### BEDROOM ONE

Featuring a front-facing double glazed window, walk-in style wardrobe/storage area, and radiator.

### BEDROOM TWO

Featuring a rear-facing double glazed window, radiator, and combination boiler.

### BATHROOM

A well-appointed three-piece suite comprising a bath with shower over, WC, and wash hand basin, partially tiled, and complemented by a window with obscure glazing and radiator.

## SECOND FLOOR

### LOFT ROOM

A spacious loft room offering versatility, ideal as a teenager's room or home office space.

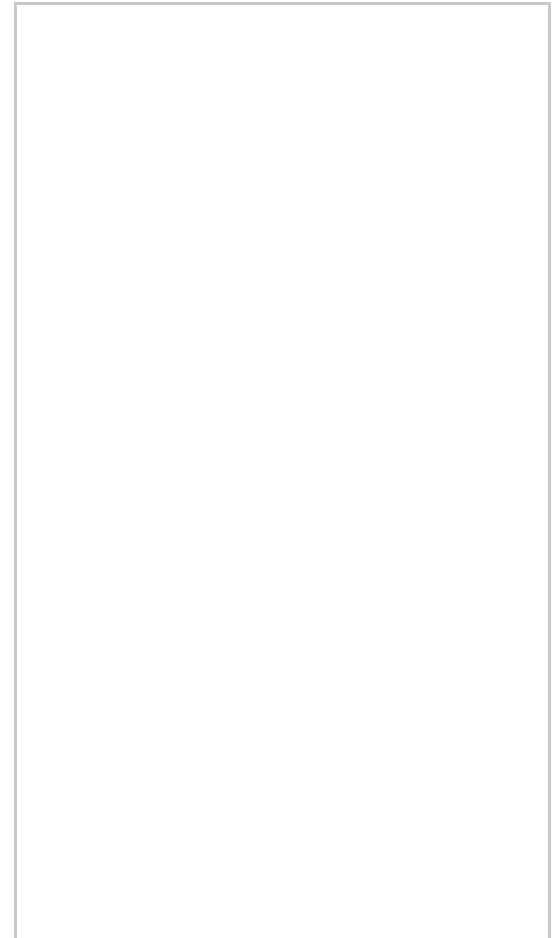
## OUTSIDE

To the front are steps leading to the front door, while to the rear is off-road parking and outbuildings providing storage.

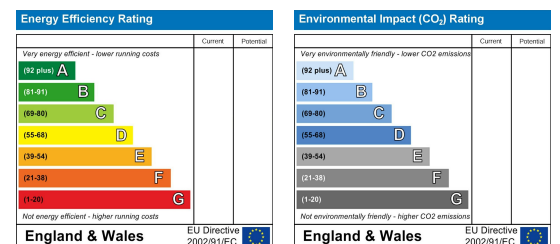
## Area Map



## Floor Plans



## Energy Efficiency Graph



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