



12 Myrtle Road

Wombwell, Barnsley, S73 8LN

£95,000



Of particular interest to first-time buyers or investors alike, this well-presented two-bedroom mid-terrace property is a must-see to fully appreciate what it has to offer. Located in a popular residential area with convenient access to local amenities, schools, and main transport links, the property features two well-proportioned bedrooms, a ground floor bathroom, front porch area, gas central heating, and double glazing.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING.



GROUND FLOOR

PORCH

Featuring a tiled floor and double-glazed windows to both the side and front elevations, along with a front-facing entrance door—this space is ideal for storing coats and shoes.

LOUNGE

Featuring a gas fire with decorative hearth and surround, coving to the ceiling, a central heating radiator, and a front-facing double-glazed window.

KITCHEN

Fitted with a range of eye-level and base units, this kitchen includes a gas hob and electric fan-assisted oven, a stainless steel sink unit with chrome-effect mixer tap, and space and plumbing for an automatic washing machine. Additional features include a central heating radiator, built-in storage cupboard, vinyl flooring, partial wall tiling, and a rear-facing double-glazed window.

REAR HALL

Featuring a side door providing access to the rear porch, along with stairs leading to the first-floor landing.

BATHROOM

Fitted with a modern three-piece white suite comprising a walk-in shower cubicle, push-button WC, and a hand wash basin set within a base-level storage unit. Additional features include a chrome-effect heated towel rail, tile-effect vinyl flooring, and a rear-facing double-glazed window.

FIRST FLOOR

BEDROOM ONE

Featuring two built-in wardrobes, a central heating radiator, coving to the ceiling, and a front-facing double-glazed window.

BEDROOM TWO

Includes a built-in storage cupboard, central heating radiator, and a rear-facing double-glazed window.

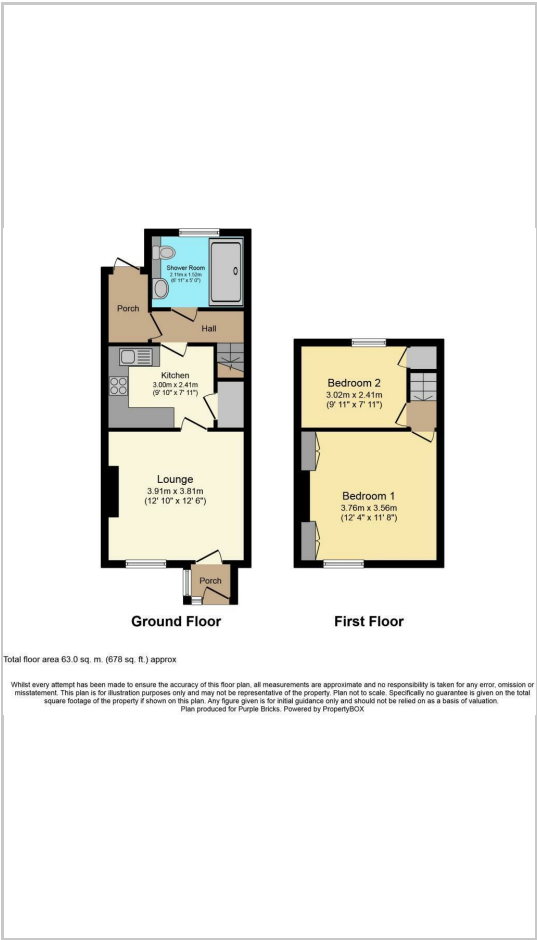
OUTSIDE

To the rear of the property is a low-maintenance enclosed garden area with decking.

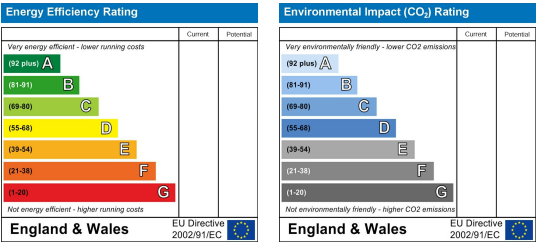
Area Map



Floor Plans



Energy Efficiency Graph



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