



## 163 Summer Lane

Wombwell, BARNSELEY, S73 8TU

£125,000



Well presented and larger than average, this two-bedroom semi-detached property offers spacious and versatile accommodation, complemented by a conservatory to the rear and a private enclosed garden.

Situated in a popular and convenient location, the property benefits from double glazing and a gas central heating system throughout. The accommodation briefly comprises a welcoming lounge, a modern dining kitchen, useful cellar space, and a bright conservatory overlooking the garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Early viewing is highly recommended to appreciate the size, condition, and location of this attractive home.



GROUND FLOOR

**LOUNGE 13'10" x 13'4" (4.21 x 4.06)**  
A well presented reception room having a front facing double glazed window and radiator.

**DINING KITCHEN 15'1" x 13'7" (4.59 x 4.15)**  
Having a range of wall and base units, solid wood worktop surface which incorporates the sink unit with mixer tap, there is space for a range oven and plumbing for a washing machine, revealed brick work to the chimney breast. There is a double glazed window and door into the conservatory.

FIRST FLOOR

**CONSERVATORY 7'0" x 13'6" (2.14 x 4.12)**  
Having French style doors which lead to the rear garden, tiled flooring and radiator.

**BEDROOM ONE 13'11" x 9'7" (4.23 x 2.93)**  
Having two front facing double glazed windows and radiator.

**BEDROOM TWO 13'2" x 7'8" (4.01 x 2.34)**  
Having a rear facing double glazed window and radiator.

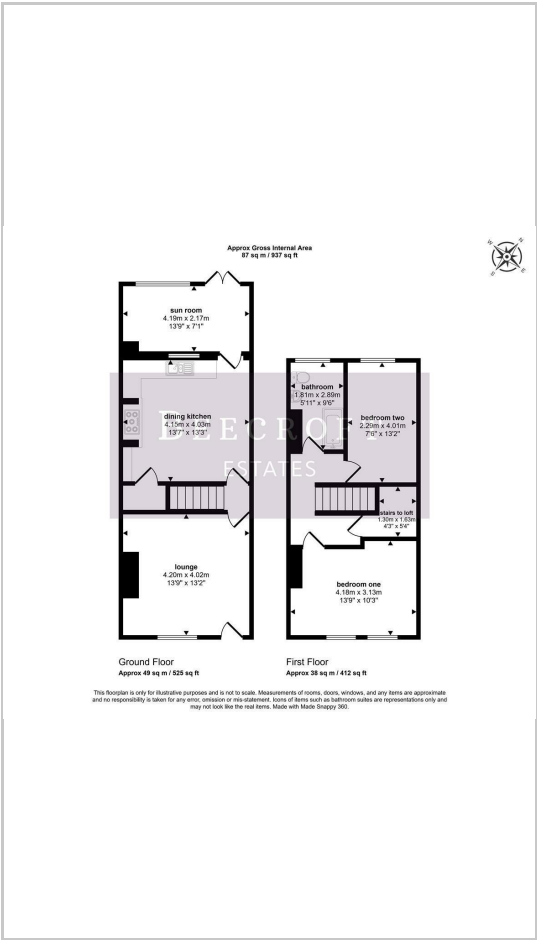
**BATHROOM**  
Having a three piece suite in white comprising panelled bath, low flush w.c and pedestal wash hand basin.

**GARDEN**  
There's is steps to the front of the property and to the rear is a enclosed low maintenance garden with Astro turf.

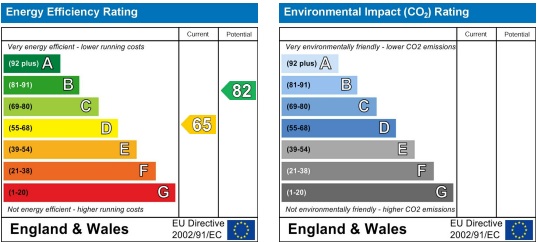
Area Map



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.