



## 36 Overdale Road

Wombwell, Barnsley, S73 0RZ

Offers Over £180,000



**SOLD WITH NO VENDOR CHAIN !**

This three bedroom semi detached is placed in a much sought after location on a cul de sac position and boasts extensive driveway, garage, gas heating, double glazing and rear garden.

**CALL TODAY TO BOOK YOUR VIEWING.**



## GROUND FLOOR

### LOUNGE

A front facing reception room having double glazed window, radiator and door which gives access to the dining room.

### DINING KITCHEN

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, space for a cooker, plumbing for a washing machine, rear facing double glazed window, newly fitted French style doors with side panel windows allow an abundance of natural light and a good size storage/pantry.

### LANDING

Side facing double glazed window and loft access.

### BEDROOM ONE

A double bedroom having a double glazed window, radiator and fitted wardrobes.

### BEDROOM TWO

A further well proportioned bedroom with a rear-facing double glazed window and radiator.

### BEDROOM THREE

Double glazed window and radiator this bedroom also houses the combination boiler and is currently utilised as a dressing room.

### BATHROOM

A newly fitted suite comprising a double walk-in shower, vanity wash hand basin, and WC, fully tiled, with heated chrome ladder rail and an obscure-glass window.

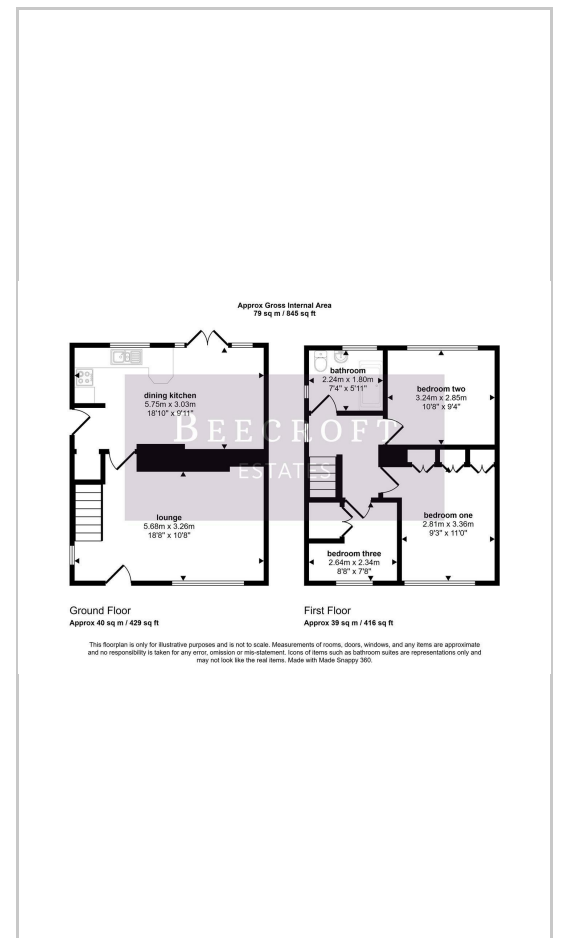
### OUTSIDE

To the front is a grassed area, the side has a extensive drive which in turn leads to the garage and to the rear is a private rear garden.

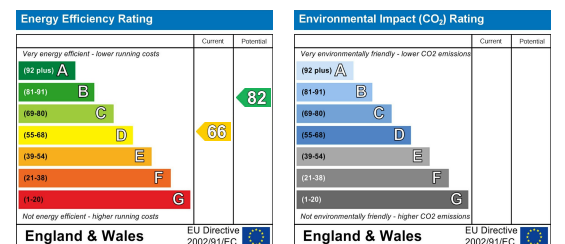
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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