



## 20 Kelvin Grove

Wombwell, Barnsley, S73 0DL

Offers In The Region Of £95,000



THIS RECENTLY RENOVATED TERRACE PROPERTY MUST BE VIEWED !

Having two good size bedrooms, rear garden and gas heating.

Ideal investment property.



## Porch

## Lounge

Spacious front facing lounge.

## Dining Kitchen

Comprising a range of wall and base units, worktop surface which incorporates the sink unit with mixer tap, integrated oven with hob and extractor unit. Plumbing for a washing machine, space for a fridge freezer and a double glazed window to the rear.

## Bathroom

A three piece suite.

## Bedroom One

A double bedroom with a front facing double glazed window.

## Bedroom Two

A good size second bedroom with a rear facing double glazed window and radiator.

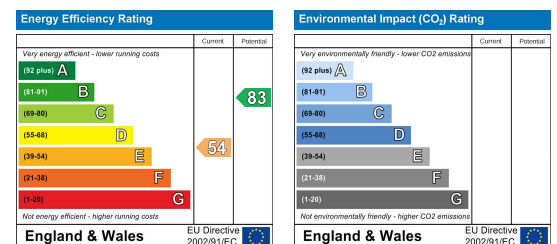
## Area Map



## 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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