



## 42 Haverhill Grove

Wombwell, BARNSELY, S73 0DH

£160,000



This well-proportioned three-bedroom townhouse is ideally situated in the heart of Wombwell town centre, within a small and popular cul-de-sac setting. Perfect for small families, the property benefits from convenient access to a range of local amenities.

The home offers off-road parking to the rear with secure gated access, along with both front and rear gardens. Internally, the accommodation includes a spacious lounge and a dining kitchen, providing an excellent space for both relaxing and entertaining.

Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite facilities, as well as a contemporary family bathroom. A downstairs WC adds further practicality to this well-designed home.



## GROUND FLOOR

### ENTRANCE HALL

Having laminate flooring and stairs rising to the first floor landing.

### LOUNGE

A spacious lounge featuring a front-facing double glazed window, a stylish wall-mounted electric fire, and a useful storage cupboard.

### DINING KITCHEN

Again offering generous space, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. There is an integrated oven with hob and extractor above. French doors lead out to the rear garden, while a double glazed window overlooks the garden and allows ample natural light to flow through.

### DOWNSTAIRS WC

Having wc, wash hand basin and radiator.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

A well-proportioned master bedroom with a front-facing double glazed window, radiator, and direct access to a private en-suite.

### EN-SUITE

A three-piece suite comprising a wash hand basin, shower cubicle, and WC, with a radiator.

### BEDROOM TWO

A three-piece suite comprising a wash hand basin, shower cubicle, and WC, with a radiator.

### BEDROOM THREE

Having a double glazed window and radiator.

### HOUSE BATHROOM

A three-piece suite comprising a panelled bath, wash hand basin, and WC, with a radiator and a double glazed window with obscure glazing.

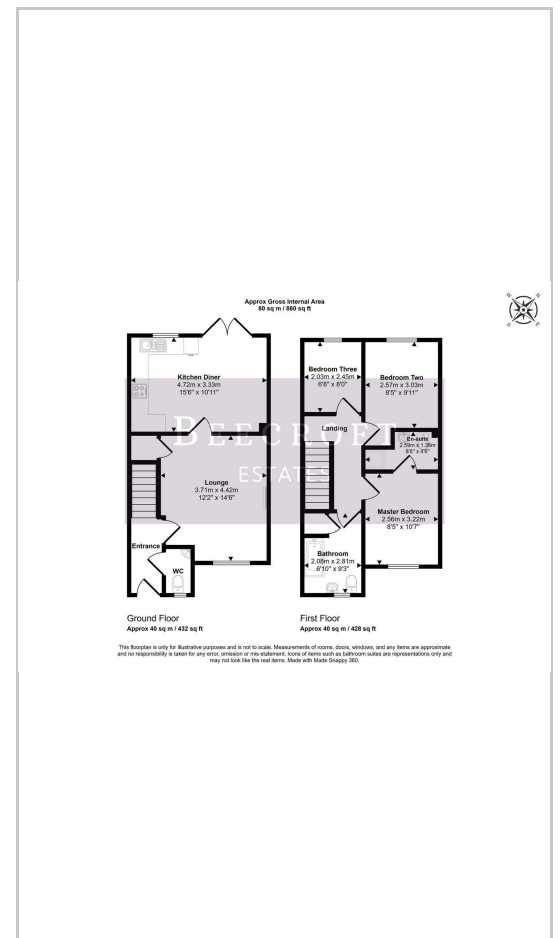
### OUTSIDE

The property benefits from both front and rear gardens. The front garden could easily be converted to provide off-road parking if desired, while to the rear there are allocated parking spaces.

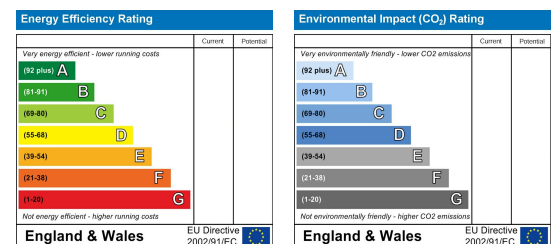
## Area Map



## Floor Plans



## Energy Efficiency Graph



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