# BEECROFT **ESTATES**



# 80 Kingsway

Wombwell, Barnsley, S73 0EA

£160,000









Spacious Three-Bedroom Semi-Detached Home in Popular Kingsway Location, Wombwell - No Upper Vendor Chain

Situated in the sought-after Kingsway area of Wombwell, this extended three-bedroom semi-detached property offers generous living space both upstairs and downstairs. While some modernisation is required, it can comfortably be carried out while living in the property.

This property represents a fantastic opportunity to create a wonderful family home in a desirable location. Early viewing is highly recommended.



#### **GROUND FLOOR**

### **ENTRANCE HALL**

With stairs rising to the first floor landing.

#### LOUNGE

Spacious front-facing lounge featuring a bay-style doubleglazed window and central heating radiator.

#### **DINING KITCHEN**

A generously sized family dining kitchen, fitted with a range of wall and base units and a worktop surface incorporating a sink unit with mixer tap. There is space for appliances, plumbing for a washing machine, and integrated oven, hob, and extractor fan. The room also offers ample space for a dining table, with French-style doors opening out to the rear garden.

#### **DOWNSTAIRS WC**

WC and wash hand basin.

#### FIRST FLOOR

#### **LANDING**

Ample space to add built in storage/wardrobes.

#### **BEDROOM ONE**

Featuring a front-facing double-glazed window, central heating radiator, and fitted wardrobes.

#### **BEDROOM TWO**

Benefiting from a rear-facing double-glazed window and central heating radiator.

#### **BEDROOM THREE**

Benefiting from a rear-facing double-glazed window and central heating radiator.

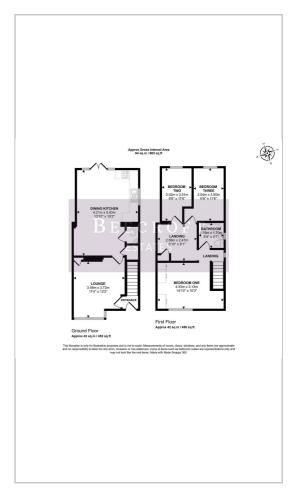
#### **OUTSIDE**

The front of the property offers off-road parking, while to the rear is a large garden, mainly laid to lawn.

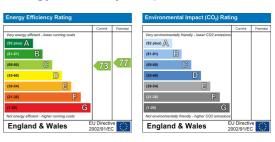
#### Area Map



#### Floor Plans



## **Energy Efficiency Graph**



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