



## 78 Hough Lane

Wombwell, Barnsley, S73 0EF

£130,000



An exceptionally well-presented stone-fronted two-bedroom terraced home, situated on the ever-popular Hough Lane, this move-in ready property is sure to impress a range of buyers.

Beautifully presented throughout, the accommodation briefly comprises a welcoming lounge, separate dining room and fitted kitchen to the ground floor, with two well-proportioned bedrooms and a family bathroom to the first floor.

Externally, the property benefits from a beautifully maintained, low-maintenance rear garden featuring an artificial lawn, flagged patio seating area, useful outbuilding and dedicated bin storage, creating the perfect outdoor space to relax and entertain.

Conveniently located close to local amenities, well-regarded schools and excellent transport links, this fantastic home is ready to move straight into and must be viewed to fully appreciate the standard of accommodation on offer.



## GROUND FLOOR

### LOUNGE

A bright and welcoming front-facing lounge, flooded with natural light from the double glazed window. The room also benefits from the main entrance door and provides a comfortable living space.

### DINING ROOM

A spacious dining room, ideal for family meals and entertaining, featuring a TV aerial point, rear-facing double glazed window, access to the cellar and a further door leading through to the kitchen.

### KITCHEN

A modern-style kitchen featuring a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include a fridge freezer, oven, hob and extractor, with plumbing provided for a washing machine. The kitchen also benefits from a side-facing double glazed window and an entrance door leading out to the rear garden.

### CELLAR

## FIRST FLOOR

### BEDROOM ONE

A spacious front-facing double bedroom, allowing an abundance of natural light through the double glazed window. The room benefits from a useful storage cupboard and radiator.

### BEDROOM TWO

A further double bedroom featuring a rear-facing double glazed window and radiator.

### BATHROOM

A modern three-piece suite comprising a bath with shower over, low flush WC and wash hand basin. The room benefits from a rear-facing double glazed window with obscure glazing, fitted storage housing the combination boiler and a radiator.

### OUTSIDE

To the front of the property is a small enclosed yard area with steps leading up to the entrance. To the rear is a low-maintenance enclosed garden featuring artificial turf, a flagged patio area, useful outside storage and a dedicated bin store.

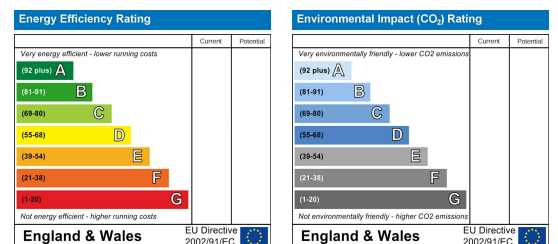
## Area Map



## Floor Plans



## Energy Efficiency Graph



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