



BEECROFT
ESTATES

18 Pearson Crescent

Wombwell, Barnsley, S73 8SN

£155,000



Ideal First-Time Buy – 3-Bedroom Semi-Detached Home on a Generous Corner Plot!!!

This attractive three-bedroom semi-detached property is positioned on a substantial corner plot in the sought-after residential area of Wombwell, Barnsley. Well-suited to first-time buyers and young families alike, the home offers spacious accommodation, excellent outdoor space, and superb local amenities. Walking distance to highly regarded local schools, excellent public transport links and easy access to major road networks (A6195, M1) and close proximity to local shops, cafes, parks, and Wombwell train station. This is a fantastic opportunity to purchase a well-maintained home in a popular location, with scope to further personalise or extend. Ideal for buyers looking to settle in a thriving, family-friendly area. Contact us today to arrange your viewing – properties in this location don't stay on the market for long!



Lounge

Entrance into a spacious lounge featuring a front-facing aspect, open staircase to the first floor, and a stylish fireplace with brass-finished, coal-effect gas fire creating a cosy focal point.

Kitchen/Diner

A well-proportioned space, ideal for family meals and entertaining, with ample room for a dining table and chairs. The kitchen is fitted with a range of wood-effect wall and base units, complemented by a one and a half bowl stainless steel sink with drainer. There is space for a freestanding cooker, fridge freezer, and plumbing for a washing machine. Gives access to a useful storage cupboard and the side porch. A rear-facing window offers pleasant views over the garden.

Porch

The side porch offers useful extra storage space and serves as a convenient secondary entrance, providing direct access to the rear garden. Ideal for storing outdoor gear, shoes, or household items.

Landing

Having a side aspect allowing natural light and gives access to the loft.

Master Bedroom

A spacious double room with a front-facing aspect, offering plenty of natural light. The room provides ample space for either freestanding or fitted furniture and includes access to built-in cupboards, offering useful additional storage.

Bedroom Two

A good-sized rear-facing double bedroom enjoying views over the garden. The room benefits from a built-in storage cupboard and offers ample space to install additional freestanding or fitted storage solutions, if desired.

Bedroom Three

A front-facing single bedroom, ideal for use as a child’s room, home office, or guest space. Space is available for you to install your own storage solutions if required.

Bathroom

A well-presented and mostly tiled bathroom featuring a tiled shower cubicle with electric shower, pedestal wash hand basin, and WC. The room is bright and airy, benefiting from both a rear-facing and side-facing window, providing excellent natural light and ventilation.

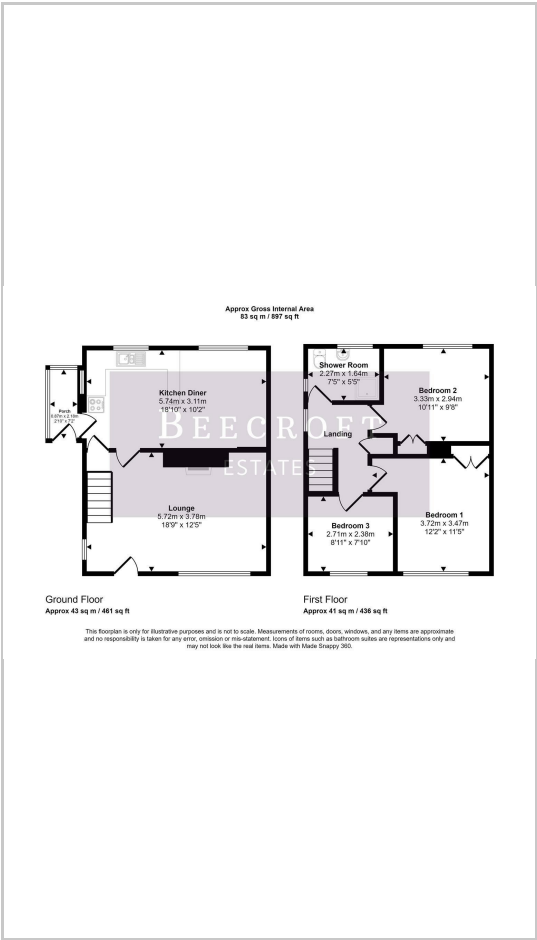
Exterior

Set on a generous plot, the property is fully enclosed and features a variety of outdoor spaces, including a well-maintained lawn, a pebbled area, and a concrete section that provides direct access to a useful outbuilding ideal for storage.

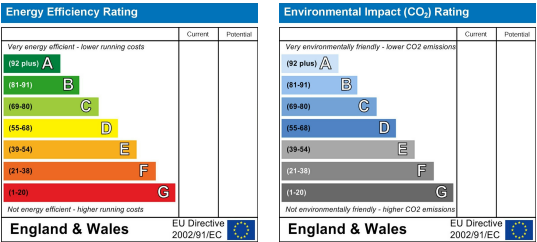
Area Map



Floor Plans



Energy Efficiency Graph



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