



# 10 Trenchard Close

Grimethorpe, Barnsley, S72 7FH

£120,000



Two-Bedroom Semi-Detached Home in Grimethorpe – Ideal Investment or First-Time Buy

Situated in Grimethorpe, this two-bedroom semi-detached property presents an excellent investment opportunity with a potential rental income of approximately £700 PCM. It would also suit a first-time buyer or downsizer looking for a home they can move straight into and modernise over time to add their own personal touch.

The property boasts a lounge, kitchen, and convenient downstairs WC to the ground floor. Upstairs, there are two double bedrooms and a master bathroom.

Externally, the home benefits from a rear garden, providing outdoor space to relax or entertain.

Offering great potential and ready to move into, this property is a fantastic opportunity for buyers looking to step onto the ladder or expand their portfolio. Early viewing is advised.



## GROUND FLOOR

### ENTRANCE HALL

With stairs rising to the first floor landing.

### LOUNGE

A spacious lounge featuring French-style doors opening onto the rear garden, along with a double-glazed window allowing an abundance of natural light. The room also benefits from useful under-stairs storage and a radiator.

### BREAKFAST KITCHEN

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven with hob and extractor hood. There is space for a fridge freezer and plumbing for a washing machine. A front-facing double-glazed window provides natural light, and the room is complete with a radiator.

### DOWNSTAIRS WC

WC and wash hand basin.

## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

Of good size, featuring two front-facing double-glazed windows and a radiator.

### BEDROOM TWO

A further good-sized room with two rear-facing double-glazed windows and a radiator.

### BATHROOM

A three-piece bathroom suite comprising a bath with shower over, WC, and wash hand basin. The room features a double-glazed window with obscure glazing and a radiator.

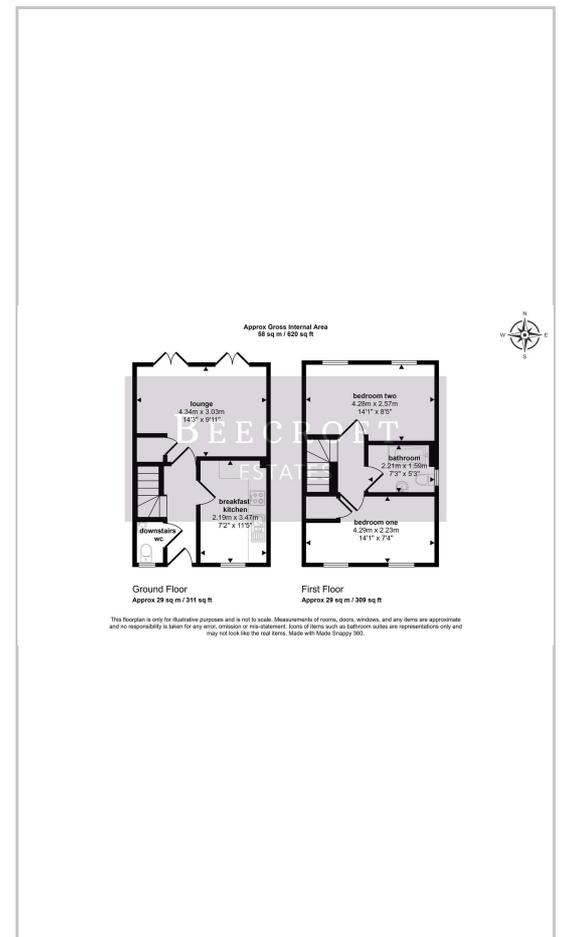
### OUTSIDE

The property benefits from both front and rear gardens.

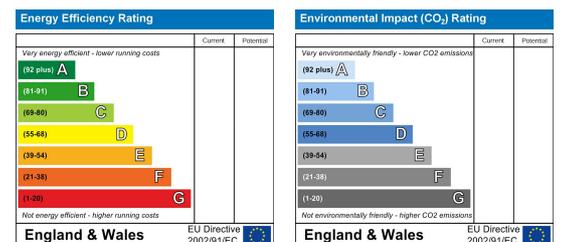
## Area Map



## Floor Plans



## Energy Efficiency Graph



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