



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.

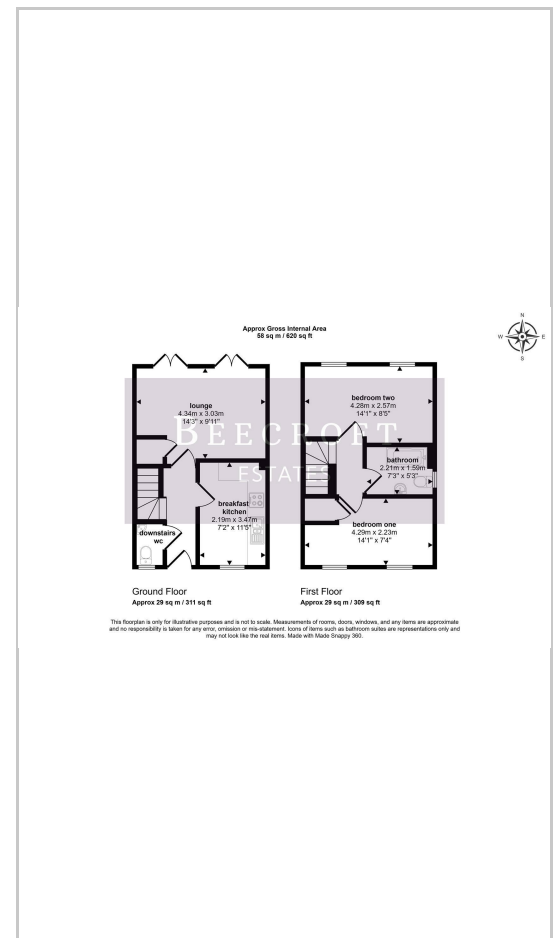
OUTSIDE

The property benefits from both front and rear gardens.

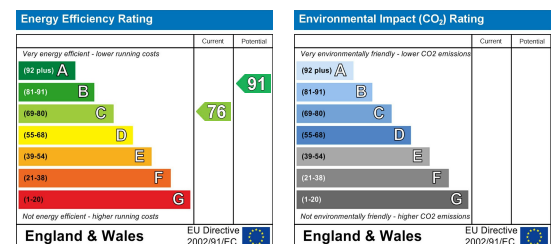
Area Map



Floor Plans



Energy Efficiency Graph



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