



BEECROFT
ESTATES

305 Hough Lane

Wombwell, Barnsley, S73 0LR

Offers In The Region Of £140,000



This spacious three-bedroom terraced home is stone-fronted and offers excellent potential throughout. The property benefits from a rear garden with potential for off-road parking via gated access, along with a small front yard area.

Internally, the home offers three bedrooms and a conservatory to the rear, currently utilised as a playroom/utility space, adding further versatility to the accommodation.

Ideally located close to the train station and major network links, the property is well suited to commuters, first-time buyers, or small families.

Offered to the market with no upper vendor chain, this is an excellent opportunity not to be missed.



LOUNGE

Relax in this welcoming front-aspect lounge, finished in a modern and stylish design.

DINING KITCHEN

A spacious rear-aspect dining kitchen, fitted with a generous range of wall and base units complemented by wood-effect worktops. It features a one-bowl porcelain sink with mixer tap, cooker, and plumbing for a washing machine, along with ample space for a dining suite of your choice. A rear door provides access to the porch/utility area.

REAR PORCH/UTILITY

Rear porch/utility area offering a highly versatile additional space, ideal for storage and housing a tumble dryer. Provides convenient access to the garden.

BEDROOM ONE

Spacious attic bedroom featuring a Velux window, providing natural light. There is space to install your own storage solutions if required, along with useful eaves storage.

BEDROOM TWO

Front-aspect bedroom, a well-proportioned double room with ample space for either freestanding or fitted furniture.

BEDROOM THREE

The third and final rear-aspect bedroom is a well-proportioned single, offering space to install your own storage solutions if required.

BATHROOM

Fully tiled bathroom, boasting a bath and a tiled shower cubicle with thermostatic shower. The suite is completed by a low-flush WC and a pedestal wash hand basin. A rear aspect window provides natural light and ventilation.

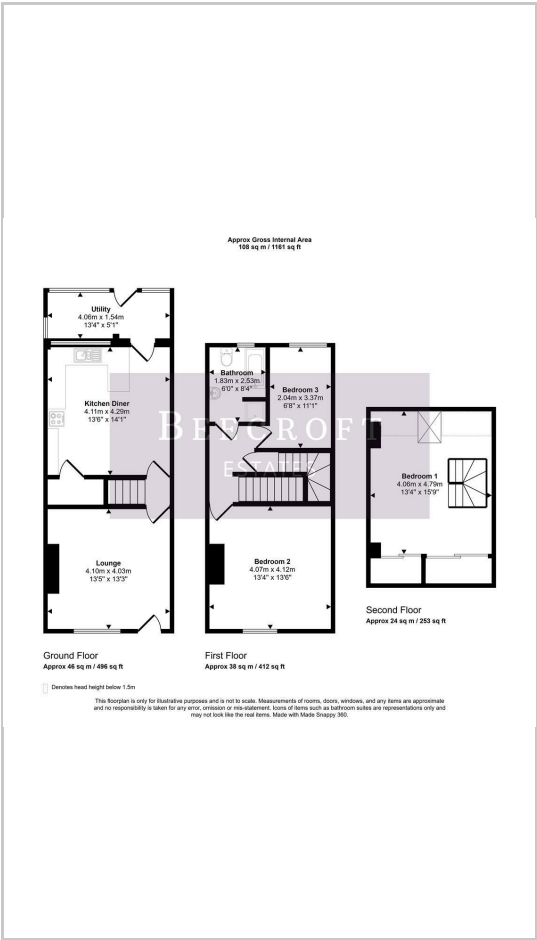
EXTERIOR

Enclosed rear garden, designed for low maintenance and featuring a decked area, a paved section, and an area laid with artificial grass, ideal for relaxing and outdoor entertaining.

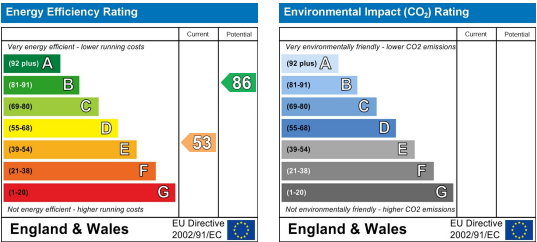
Area Map



Floor Plans



Energy Efficiency Graph



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