



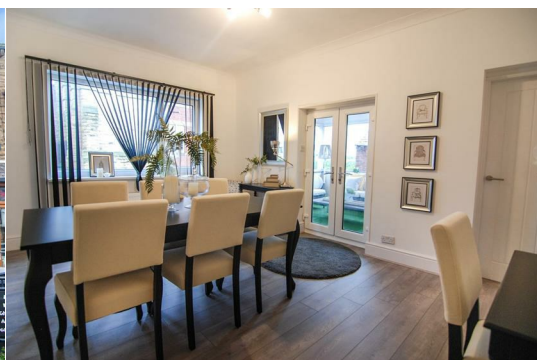
## 38 Barnsley Road

Wombwell, Barnsley, S73 8DD

Offers In The Region Of £165,000



A very well-presented, stone-fronted three-bedroom semi-detached family home! Boasting ample living space as well as a lower ground level basement which could potentially be converted to a self-contained annex. The property is located within walking distance of Wombwell Town Centre and provides excellent links to the Dearne Valley corridor and many local amenities including Cortonwood Retail Park, the RSPB Nature Reserve, Elsecar Heritage Centre and the historic village of Wentworth are all just a short drive away.  
**CALL TODAY TO BOOK YOUR VIEWING!**



Entrance Hall

A welcoming entrance hall with laminate flooring and stairs which rise to the first floor landing.

Lounge

A spacious front facing lounge having a double glazed bay style window, feature electric fire, tv aerial point and radiator.

Dining Room

A modern dining room which once again is spacious and provides ample room for a dining table, radiator, side facing double glazed window and french style double doors which lead to the exterior covered veranda and outdoor seating area.

Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, tiled splashbacks, integrated oven, hob and extractor unit, space for a fridge freezer and plumbing for a washing machine. Rear facing double glazed window, radiator and double glazed door which leads directly to the outdoor seating area.

Basement

Ideal for those wishing to convert into self contained annex/home gym or cinema room.

Landing

Bedroom One

A double bedroom having a front facing double glazed window, radiator and walk in cupboard/storage.

Bedroom Two

A further double bedroom having a double glazed window and radiator.

Bathroom

A modern four piece suite comprising bath, shower cubicle, W.C and wash hand basin. Double glazed window, part tiling and radiator.

Attic Bedroom Three

A further double bedroom having a double glazed window, walk in cupboard, radiator and additional under eaves storage.

Outside

There is ample parking both on and off road to the side of the property.

Integral Garage

Larger than an average single garage with up and over door, side frosted window and electric.

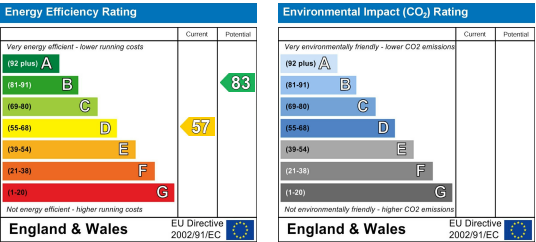
Area Map



Floor Plans



Energy Efficiency Graph



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