



## Lea Cottage Blackburn Lane

Worsbrough, Barnsley, S70 5QE

Offers Around £160,000



Offered to the market with no upper vendor chain is this charming two-bedroom semi-detached cottage, located in a quiet area of Worsbrough on a no-through road. The property is in need of some modernisation, but offers great potential throughout.

Ideally situated close to local amenities—including well-regarded schools and the highly popular Rob Royd Farm Shop—this home presents an excellent opportunity for buyers looking to add value in a sought-after location.

Further benefits include a garage, lengthy driveway, and gardens to both the front and rear, adding to the appeal of this delightful home.



## GROUND FLOOR

KITCHEN

DINING ROOM

LOUNGE

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

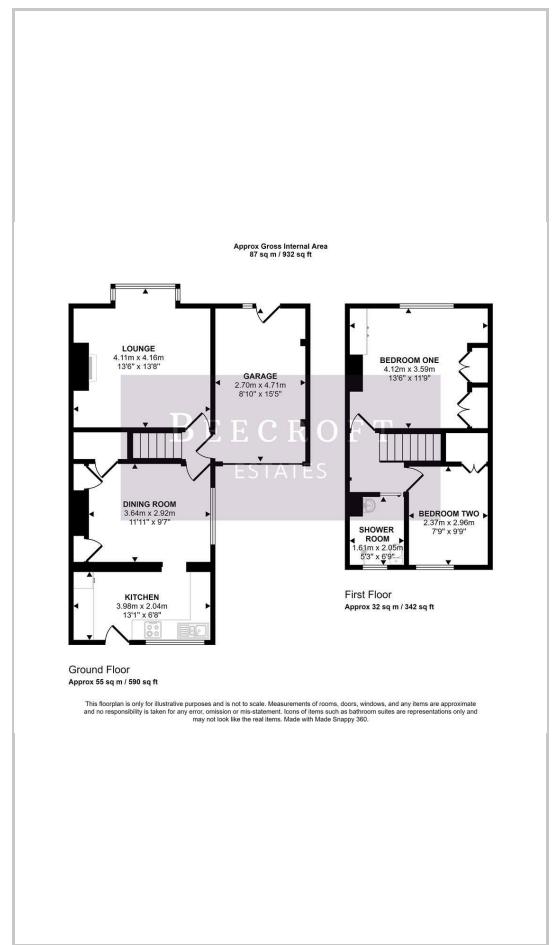
WET ROOM

OUTSIDE

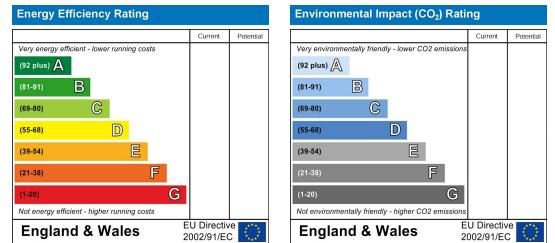
## Area Map



## Floor Plans



## Energy Efficiency Graph



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