



18 Loxley Avenue

Wombwell, Barnsley, S73 8NU

£170,000



Set on a generous corner plot, this charming three-bedroom semi-detached property offers an excellent opportunity for first-time buyers or small families. The home features a spacious and versatile interior, perfectly complemented by a larger-than-average rear garden—ideal for outdoor relaxation, entertaining, or children's play. Additionally, the property benefits from off-road parking, providing convenience and practicality.

Situated in a desirable location close to local amenities and the train station, this home offers easy access to transport links, making it ideal for commuters and those seeking a vibrant, well-connected community. With its ample outdoor space and well-thought-out layout, this property is not to be missed!



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

A welcoming front-facing reception room, featuring a log burner as the focal point, adding warmth and charm. The room is further enhanced by a double-glazed window allowing natural light to fill the space, and a radiator for additional comfort.

DINING KITCHEN

The kitchen is fitted with a range of wall and base units with a worktop surface incorporating a sink unit with mixer tap, integrated, oven, hob, extractor and fridge freezer. It benefits from a side facing double-glazed window and door, allowing plenty of natural light. The kitchen is open plan with the dining area, which features a storage cupboard and ample space for a dining table. This area seamlessly flows into the conservatory, creating a bright and versatile living space.

CONSERVATORY

Overlooking the rear garden.

FIRST FLOOR

LANDING

With a side facing double glazed window and loft access.

BEDROOM ONE

A double bedroom having a double glazed window and radiator.

BEDROOM TWO

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

BEDROOM THREE

A well proportioned third bedroom with double glazed window and radiator.

BATHROOM

A four piece suite comprising panelled bath, shower cubicle, wc and vanity wash hand basin. Chrome heated ladder rail and rear facing double glazed window with obscure glazing.

OUTSIDE

Occupying a desirable corner plot position, this property boasts gardens to the front, side, and rear, offering plenty of outdoor space for enjoyment and versatility. A driveway provides convenient off-road parking.

The lengthy rear garden is a standout feature, beautifully landscaped with mature shrubs and borders, creating a private and serene atmosphere. The garden also includes a charming decked area with a metal pagoda, perfect for outdoor dining, entertaining, or simply relaxing.

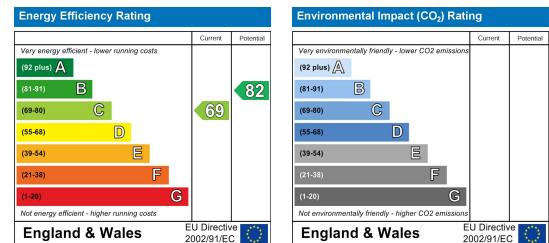
Area Map



Floor Plans



Energy Efficiency Graph



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