



## 44 Foundry Gate

Wombwell, Barnsley, S73 0LF

£150,000



We are delighted to welcome to the market this two bedroom mid townhouse, perfect for the first-time buyer/ growing family, tastefully appointed with two double bedrooms, orangery, kitchen diner and lounge. This property boasts a beautifully appointed modern bathroom and kitchen. Located in a quiet and popular area of Wombwell close to local amenities and excellent transport links and schools.

Don't delay call Beecroft Estates today !



## Entrance

Having stairs which rise to the first floor landing.

## Dining Kitchen

A well appointed dining kitchen comprising a range of wall and base units, integrated appliances include the oven, microwave, fridge freezer, dishwasher and washing machine, gas hob and extractor unit. Front facing double glazed window, radiator, under stairs storage, ample space for a dining table.

## Lounge

A spacious reception room having tv aerial point, laminate flooring and radiator.

## Orangery

This lovely addition to the property has sliding doors to the rear garden and laminate flooring.

## Downstairs WC

A W.C, pedestal wash hand basin and radiator.

## FIRST FLOOR

### Bedroom One

A double bedroom having a rear facing double glazed window, fitted wardrobes and radiator.

### Bedroom Two

A further double bedroom having 2 front facing double glazed windows and radiator,

## Bathroom

A well presented three piece bathroom comprising bath with shower over, WC, wash hand basin and radiator.

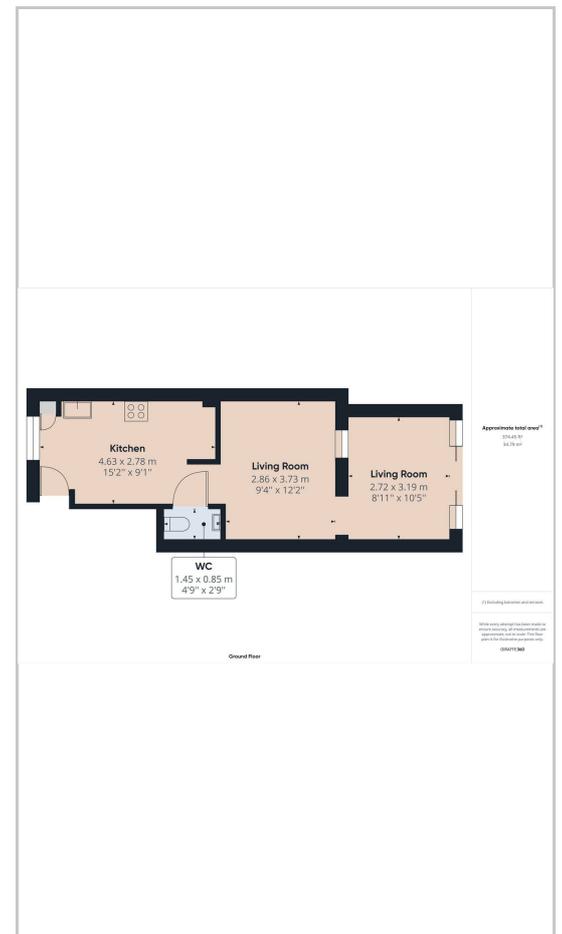
## Outside

To the front provides off road parking and to the rear is a lovely private garden area.

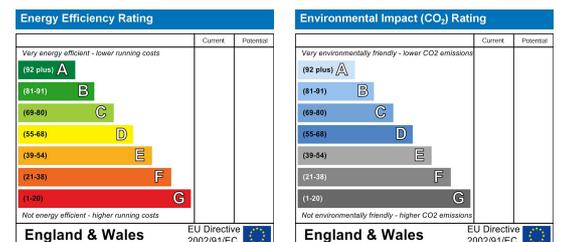
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftstates.co.uk](mailto:info@beecroftstates.co.uk) [www.beecroftstates.co.uk](http://www.beecroftstates.co.uk)