



BEECROFT
ESTATES

41 Windmill Road

Wombwell, Barnsley, S73 8PW

Offers Over £220,000



A Fantastic Extended Three-Bedroom Semi-Detached Home on Windmill Road, Wombwell!!!!

Situated in a sought-after location on Windmill Road, Wombwell, this beautifully presented and extended three-bedroom semi-detached home offers stunning far-reaching views to the rear and a wealth of features both inside and out.

Highlights include:

A spacious extension creating a separate kitchen open-plan with the dining area – perfect for modern family living and entertaining

A larger-than-average, private rear garden with a summer house – ideal for relaxing or working from home



GROUND FLOOR

ENTRANCE HALL

Accessed via a stylish composite front door, the entrance hall features a staircase rising to the first-floor landing and a central heating radiator.

LOUNGE

A well-presented lounge featuring a front-facing double glazed window, central heating radiator, and a charming feature fire surround and hearth—adding warmth and character to the space.

DINING ROOM

A generously sized dining area offering ample space for a family dining table, complete with a useful built-in storage cupboard and central heating radiator. Open-plan to the kitchen, creating a spacious and sociable layout ideal for entertaining.

KITCHEN

Fitted with a range of modern wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob with extractor hood, washing machine, fridge, freezer, and dishwasher. A rear-facing window provides far-reaching views, adding natural light and a pleasant outlook to this well-equipped space.

FIRST FLOOR

LANDING

With a side-facing double glazed window providing natural light and access to the loft space.

BEDROOM ONE

A good-sized double bedroom featuring fitted wardrobes, a front-facing double glazed window, and a central heating radiator.

BEDROOM TWO

A further double bedroom with a rear-facing double glazed window enjoying far-reaching views, and a central heating radiator.

BEDROOM THREE

A good-sized third bedroom, currently utilised as a home office, featuring a double glazed window and central heating radiator.

BATHROOM

Fitted with a modern three-piece suite comprising a walk-in shower cubicle, WC, and wash hand basin. There is also a central heating radiator and a window with obscure glazing for privacy.

OUTSIDE

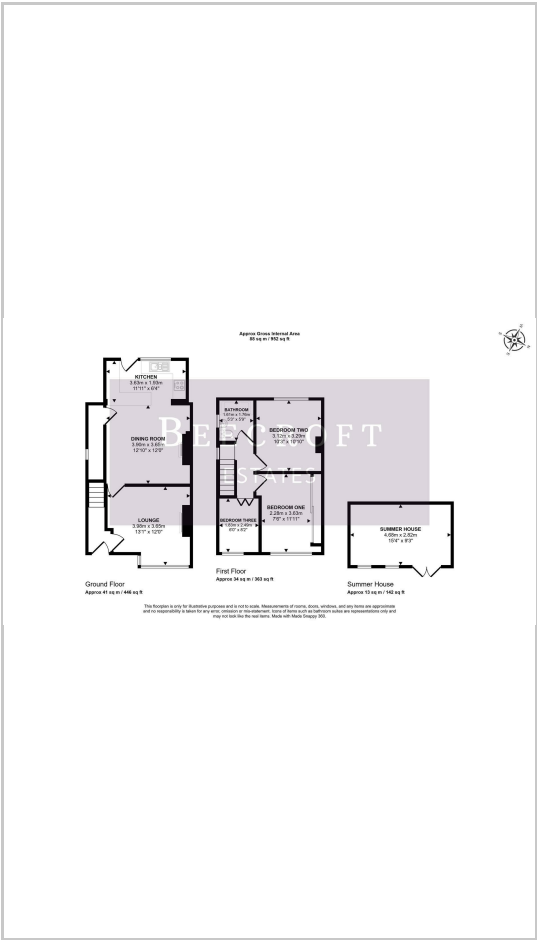
To the front of the property is a small, low-maintenance garden with a brick boundary. A shared driveway provides access to allocated parking in front of the garage.

To the rear, there is a larger-than-average garden, mainly laid to lawn, featuring a raised patio seating area—perfect for outdoor entertaining. At the bottom of the garden sits a summer house, all enjoying far-reaching views across the surrounding area.

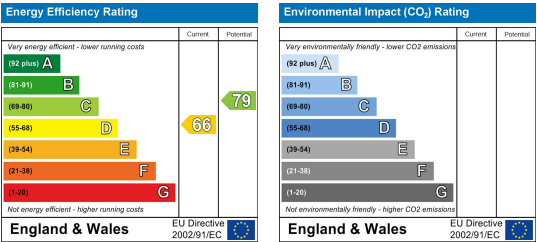
Area Map



Floor Plans



Energy Efficiency Graph



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