



9 John Street

Wombwell, BARNSELY, S73 8LW

Offers In Excess Of £75,000



NO ONWARD CHAIN is offered on this two double bedroom stone fronted terraced property situated in the heart of Wombwell. This property would make an ideal investment property as it offers good size living rooms throughout enclosed rear garden and is on the local bus route. NOT TO BE MISSED CALL US TODAY ON 01226 340110 TO BOOK YOUR VIEWING.



Lounge 13'1" x 12'10" (4.00 x 3.90)

13' 1" x 12' 10" (4.00m x 3.90m) Front facing room with one UPVC window and door and one central heating radiator.

Kitchen 9'9" x 9'0" (2.96 x 2.75)

9' 9" x 9' (2.96m x 2.75m) Having a range of wall and base units, stainless steel sink unit, plumbing for automatic washing machine and space for fridge freezer, built in gas hob and electric oven. One UPVC window to the rear elevation and one central heating radiator. Further door leads to the cellar.

Bathroom

Having a full suite in white comprising of p shape bath, W.C and handwash basin, one UPVC window to the rear elevation and one central heating radiator.

Bedroom One 13'3" x 12'11" (4.04 x 3.94)

13' 3" x 12' 11" (4.04m x 3.94m) Master bedroom with one UPVC window to the front elevation and one central heating radiator.

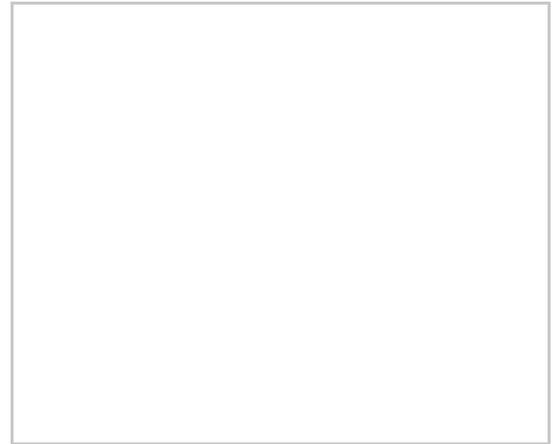
Bedroom Two 9'11" x 9'1" (3.01 x 2.78)

9' 11" x 9' 1" (3.01m x 2.78m) Double rear bedroom with one UPVC window and one central heating radiator, storage cupboard housing combination boiler.

Garden

To the rear is an enclosed garden with seating area and astro turf.

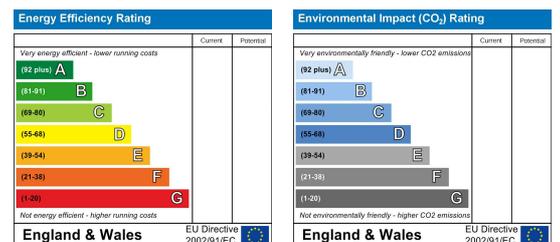
Area Map



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.

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