



BEECROFT  
ESTATES

## 22 Wainwright Avenue Wombwell, Barnsley, S73 8LS Offers In The Region Of £150,000



3 Bedroom Semi-Detached Home | Huge Potential | Wombwell

A fantastic opportunity for first-time buyers or investors to acquire this three-bedroom semi-detached property offering great potential to add your own stamp and create a truly fabulous family home.

The property benefits from generous living space and a large, enclosed rear garden, ideal for families, entertaining, or future extension (subject to planning). With some modernisation, this home could be transformed into a superb long-term residence or a strong rental investment.

Located in the popular area of Wombwell, the property enjoys a wealth of local amenities including shops, supermarkets, cafés, and leisure facilities. Wombwell offers excellent transport links, with a train station providing direct routes to Barnsley, Sheffield, and Leeds, along with easy access to major road networks for commuters.



Entrance Hall

Kitchen/Diner

Lounge

Landing

Master Bedroom

Bedroom Two

Bedroom Three

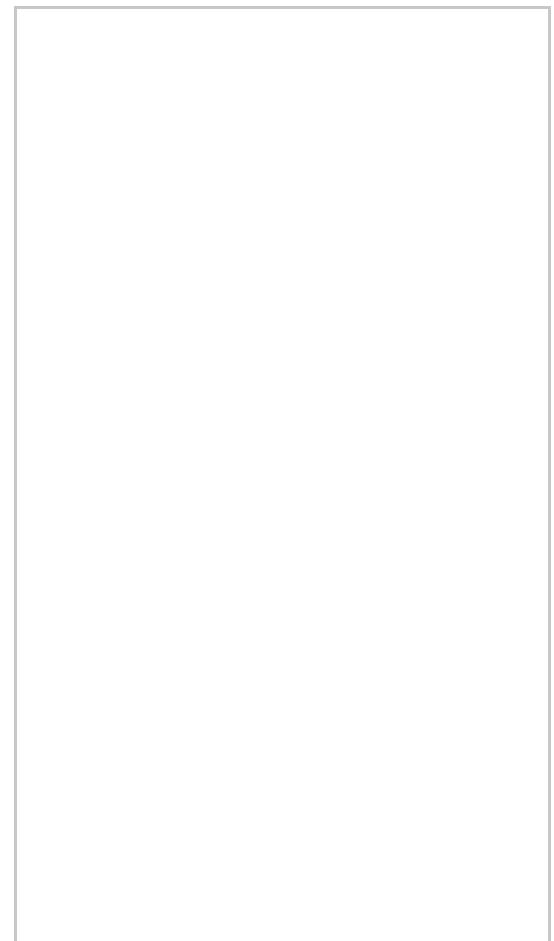
Bathroom

Exterior

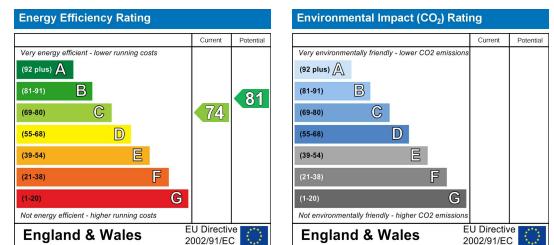
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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