



40 Wynmoor Crescent

Brampton, Barnsley, S73 0UE

£175,000



Deceptively Spacious Two-Bedroom Semi-Detached Home – No Upper Chain

Offering great potential for a purchaser to add their own stamp, this deceptively spacious two-bedroom semi-detached home boasts a driveway, front and rear gardens, and a useful sunroom extension.

The property offers well-proportioned accommodation comprising a welcoming lounge, dining kitchen and sunroom, with two generous double bedrooms, a shower room and separate WC to the first floor. There is also ample storage throughout and the benefit of a newly fitted combination boiler.

Externally, the property benefits from gardens to both the front and rear, together with a driveway providing off-road parking.

Conveniently situated close to a range of local amenities and everyday facilities, this property represents an excellent opportunity for first-time buyers, families or purchasers looking for a home with scope to personalise



GROUND FLOOR

FRONT PORCH

A useful front porch, providing an ideal space for coats, shoes and outdoor footwear.

ENTRANCE HALL

A spacious entrance hall with stairs rising to the first floor landing.

LOUNGE

A spacious, front facing lounge featuring a bay style double glazed window, radiator and feature fireplace with surround.

DINING KITCHEN

A good sized dining kitchen comprising a range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob and extractor unit. The kitchen has a semi-open plan layout leading through to the sunroom, creating a bright and sociable space.

SUN ROOM

This spacious room overlooks the rear garden and benefits from French-style doors providing access to the garden, together with a radiator.

FIRST FLOOR

LANDING

Side facing double glazed window.

BEDROOM ONE

A double bedroom benefiting from a rear facing double glazed window, fitted wardrobes and drawers, together with additional useful storage space.

BEDROOM TWO

A further double bedroom benefiting from a front facing double glazed window and radiator.

SHOWER ROOM

A modern shower room comprising a walk-in shower with glass screen, wash hand basin, and window with obscure glazing. The room also benefits from a radiator.

SEPARATE WC

WC.

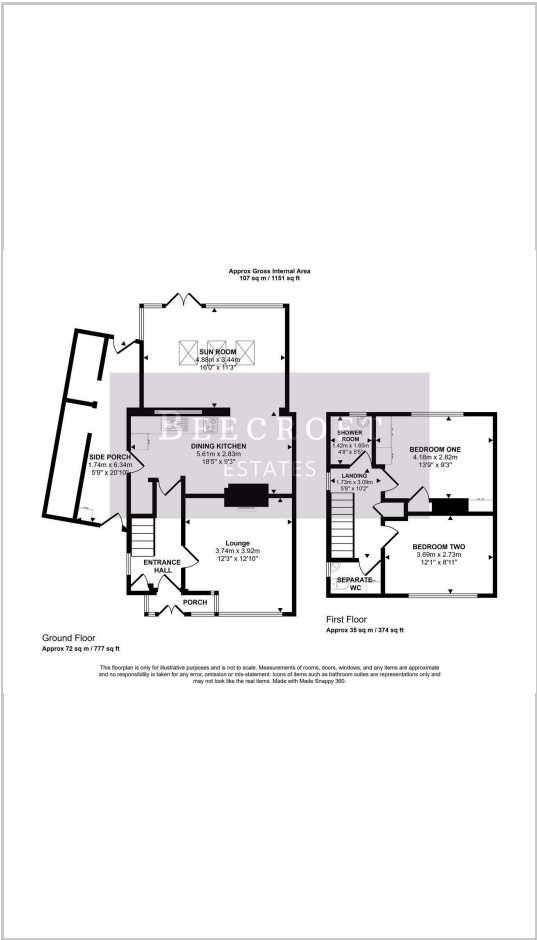
EXTERNALLY

To the front of the property is a well-established garden area featuring mature shrubs and borders, with a pathway leading to the front porch. A driveway provides off-road parking, while to the rear is a good-sized garden offering an excellent outdoor space to enjoy.

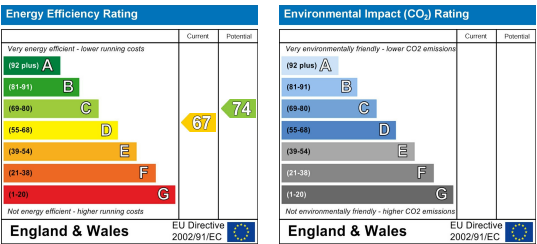
Area Map



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.