



## 36 Overdale Road

Wombwell, Barnsley, S73 0RZ

£145,000



**SOLD WITH NO VENDOR CHAIN !**

This three bedroom semi detached is placed in a much sought after location on a cul de sac position and boasts extensive driveway, garage, gas heating, double glazing and rear garden.

**CALL TODAY TO BOOK YOUR VIEWING.**



### Entrance Hall

Having stairs which rise to the first floor landing.

### Lounge

A front facing reception room having double glazed window, radiator and door which gives access to the dining room.

### Dining Room

Being open plan with the kitchen and having a double glazed window overlooking the rear garden, gas fire and radiator.

### Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, space for a cooker, plumbing for a washing machine, rear facing double glazed window and a good size storage/pantry.

### Landing

Side facing double glazed window and loft access.

### Bedroom One

A double bedroom having a double glazed window and radiator.

### Bedroom Two

A further double bedroom having window and radiator.

### Bedroom Three

Double glazed window and radiator this bedroom also houses the combination boiler.

### Bathroom

A three piece suite comprising bath with shower over, wc and pedestal wash hand basin, double glazed window with obscure glazing and radiator.

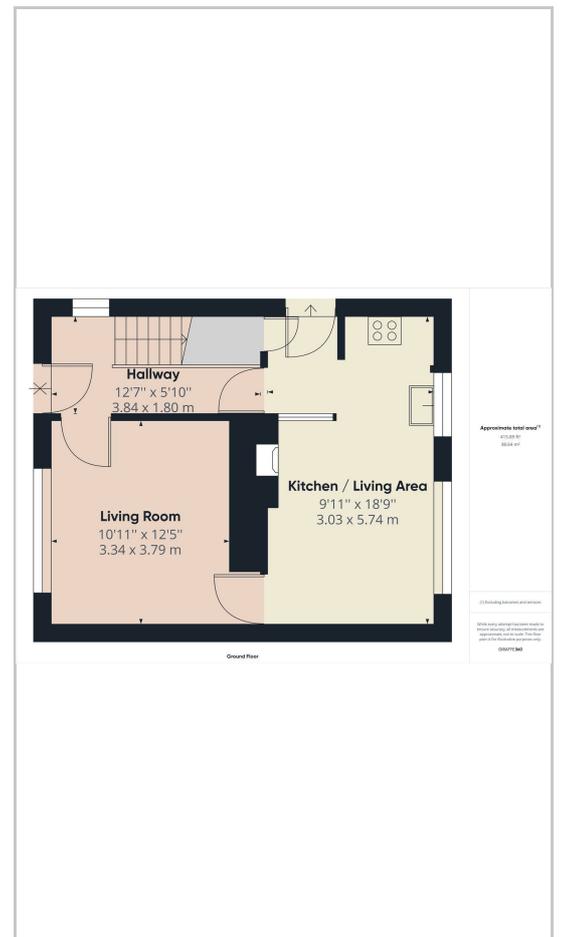
### Externally

To the front is a grassed area, the side has a extensive drive which in turn leads to the garage and to the rear is a private rear garden.

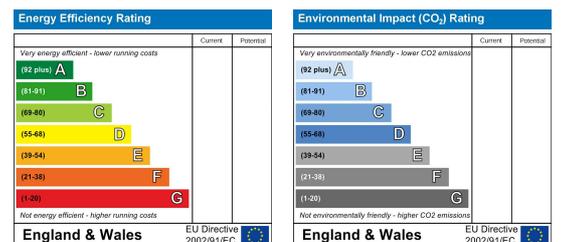
### Area Map



### 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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