



BEECROFT
ESTATES

49 Roy Kilner Road

Wombwell, Barnsley, S73 8DY

Offers Over £170,000



This three-bedroom semi-detached home is set in a popular location on Roy Kilner Road, Wombwell. Conveniently placed for local amenities and excellent transport links, the property is ready to move straight into and offers a range of desirable features.

Highlights include a spacious entrance hall, open-plan lounge and dining area, a newly fitted kitchen, three well-proportioned bedrooms, and a bathroom. Outside, the property boasts a larger-than-average rear garden, a driveway providing off-road parking, and a garage.

CALL TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall having stairs which rise to the first floor landing and access to the downstairs wc.

LOUNGE/DINING

An open-plan lounge and dining area featuring a double-glazed window to the front and a double-glazed door with side panel window to the rear, allowing plenty of natural light. The space offers ample room for a dining table and includes a feature fireplace with surround, a radiator, and a TV aerial point.

KITCHEN

Fitted with a range of wall and base units, the kitchen features worktop surfaces incorporating a sink unit with mixer tap. There is space and plumbing for a washing machine, a freestanding oven, a useful storage cupboard, and a rear-facing double-glazed window providing plenty of natural light.

DOWNSTAIRS WC

WC and wash hand basin.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM ONE

A double bedroom featuring a double-glazed window and a radiator.

BEDROOM TWO

A further double bedroom having a rear facing double glazed window and radiator.

BEDROOM THREE

Having a radiator and double glazed window, built in storage.

BATHROOM

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

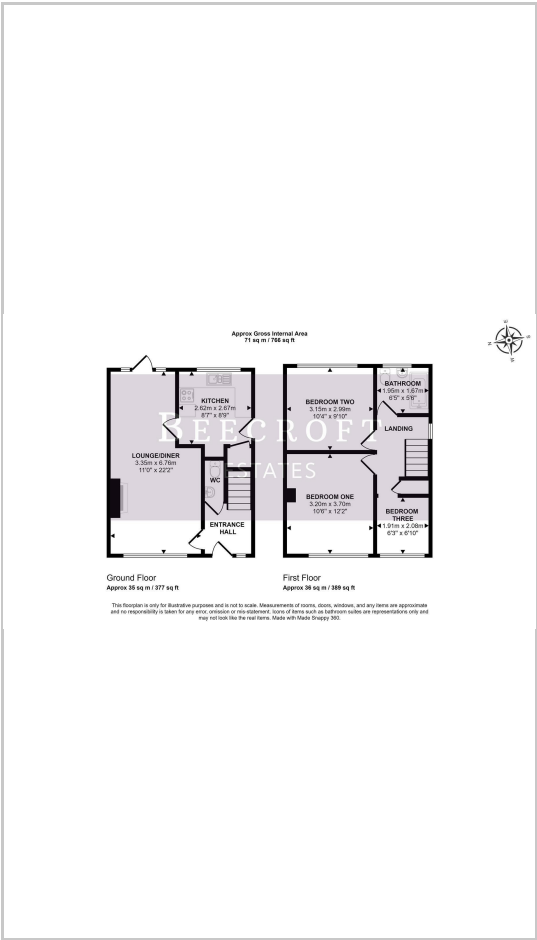
OUTSIDE

A driveway to the side of the property provides off-road parking and leads to the garage. To the front, there is a garden area, while gated access leads to a larger-than-average rear garden, offering plenty of outdoor space.

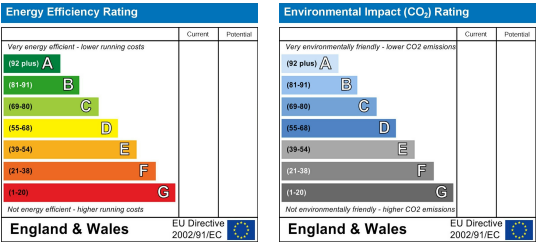
Area Map



Floor Plans



Energy Efficiency Graph



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