



69 Kitchin Road

Wombwell, Barnsley, S73 8QZ

Price Guide £160,000



GUIDE PRICE £160,000-£170,000

A three-bedroom semi-detached home occupying a generous corner plot, offering ample off-street parking and well-maintained garden areas. Situated in the sought-after area of Wombwell, this property is ideally located close to local amenities, Wombwell train station, and excellent road links, making it perfect for commuters and families alike.

The property is offered to the market with no vendor chain, making it an attractive option for a wide range of buyers.

The spacious corner plot also offers excellent potential for future development, such as adding a detached garage or even creating separate living accommodation for an elderly parent or teenager—subject to the necessary planning permissions.



GROUND FLOOR

ENTRANCE HALL

Having side facing window, entrance door and stairs which lead to the first floor landing.

LOUNGE

A well-proportioned reception room featuring a front-facing double glazed window, radiator, and laminate flooring, creating a bright and welcoming living space.

DINING KITCHEN

Fitted with a range of wall and base units with a worktop surface incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor fan. French-style doors and a double glazed window provide plenty of natural light, while a radiator completes the space.

FIRST FLOOR

BEDROOM ONE

A double bedroom featuring a double glazed window and radiator, offering a comfortable and bright space.

BEDROOM TWO

A further double bedroom featuring a double glazed window and radiator, offering a comfortable and bright space.

BEDROOM THREE

A single bedroom with double glazed window and radiator.

BATHROOM

A three piece suite.

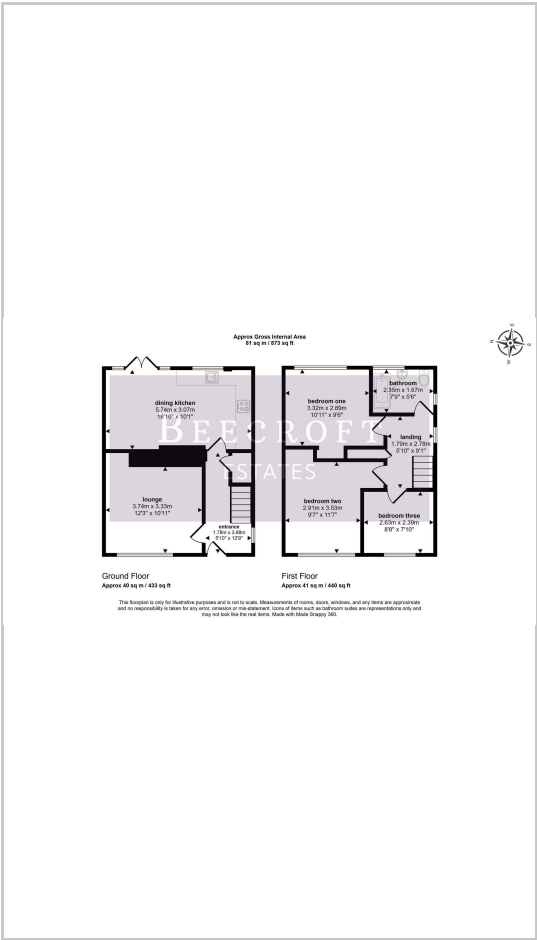
OUTSIDE

A generous corner plot, the property benefits from ample parking and well-maintained garden areas, offering both space and privacy.

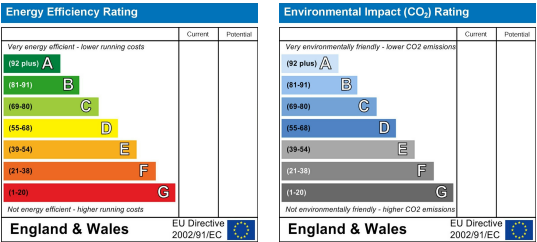
Area Map



Floor Plans



Energy Efficiency Graph



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