



## 15 Broomhead Road

Wombwell, Barnsley, S73 0SB

Offers Around £165,000



\*\*\* NEW TO THE MARKET\*\*\*

This three bed town house is located in a much sought after area of Wombwell. The property has been finished to an high specification and is the perfect family home.

With attention to detail throughout the property you will not be disappointed call us today to arrange your viewing and take a look at out virtual tour below:

<https://premium.giraffe360.com/beecroftestates/1201ac8d991240b184f33b4e31b96a66/>





ENTRANCE PORCH

Entering through the traditional wooden door into the porch area which provides a space for coats and shoes and allows a divide between the entrance hall and main entrance.

LOUNGE/DINER

Accessed via the entrance hall the lounge has a warm homely feel with neutral décor and exposed brick work to the fire surround being a fantastic focal point to the room. The dining area although open plan is ideally located to the front elevation where there is plenty of natural light coming from dual UPVC double glazed windows. The layout allows a space which is great for entertaining or from a social aspect when dining with family.

KITCHEN

An high specification kitchen and been fitted with grey wooden wall and base units with a varnished wooden work surface which is in keep with the decor throughout the property. The room is finished with modern fixtures and parquet style vinyl floor covering.

DOWNSTAIRS SHOWER ROOM

A really useful downstairs shower room comprising of a corner shower cubicle with mixer shower and ceramic tiles to the splash back area, and low flush WC.

LANDING

A bright welcoming landing with white décor and speckled newley fitted carpet. The landing provides access to the bathroom, three bedrooms and is fitted with the loft hatch. The loft is boarded with a light fitted and Velux window.

MASTER BEDROOM

A good size master bedroom with laminate to the floor covering UPVC double glazed window and tasteful décor.

SECOND BEDROOM

A double room with neutral décor and brown fitted carpet to the floor covering.

THIRD BEDROOM

Currently fitted with a double bed this single room has been used to its maximum potential with a double bed currently fitted which still allows space for stage to the entrance of the room.

BATHROOM

You will not be disappointed with the spec of this bathroom with a traditional freestanding tub style bath with free standing mixer taps and stylish low flush WC and wash basin with high gloss white vanity unit beneath. This room flows with the rest of the property and the mosaic patterned tiles to the rear of the bath and wash basin really do set off this room in style.

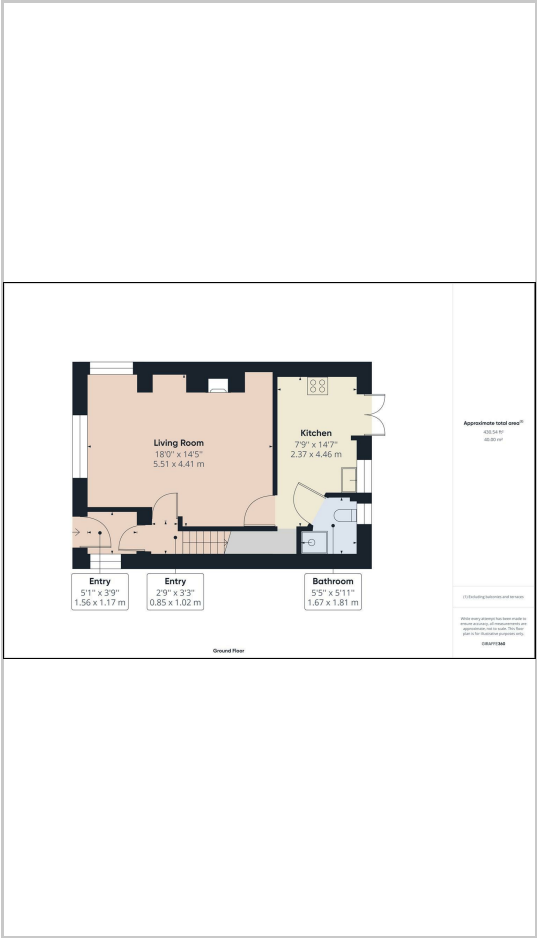
OUTSIDE

To the front of the property there is a blocked paved drive way with concrete panels and brick to the boundaries. To the rear the garden has been cleverly divided to great Indian stone patio area, a gated play area with artificial grass and pebbled path way leading to a further seating area with pagoda and summer house.

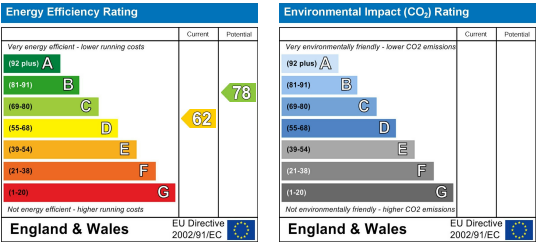
Area Map



Floor Plans



Energy Efficiency Graph



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