



4 Ings Road

Wombwell, Barnsley, S73 0BP

£160,000



Beautifully Presented Three-Bedroom Semi-Detached Home

Ready to move straight into, this beautifully presented three-bedroom semi-detached home is ideally located for commuting and close to local amenities. The property benefits from gas central heating and double glazing, ensuring comfort and energy efficiency. A standout feature is the generously sized man cave/shed, offering a versatile space for a variety of uses. Perfect for those seeking a stylish and convenient home in a great location.



GROUND FLOOR

LOUNGE

This inviting lounge is filled with natural light from the front-facing double-glazed window, creating a warm and welcoming atmosphere. A stylish feature fire with surround adds character, while a TV aerial point and radiator provide convenience and comfort, making it the perfect space to relax and unwind.

BREAKFAST KITCHEN

The well-appointed breakfast kitchen features a range of wall and base units with a stylish worktop surface incorporating a sink unit with a mixer tap. Integrated appliances include an oven, hob, extractor, fridge, freezer, and dishwasher, ensuring both functionality and convenience. A door provides access to the stairs, while a handy understairs storage area offers additional space for household essentials. Two side facing double glazed windows allows natural light into the room.

DINING ROOM

Featuring a rear-facing double-glazed window, this bright and spacious dining area seamlessly connects with the kitchen, creating a modern open-plan layout. The laminate flooring adds a stylish touch, while double doors provide easy access to the utility room for added convenience.

UTILITY ROOM

he utility room features a continuation of the laminate flooring for a cohesive look and includes base units with a worktop surface for added storage and functionality. Plumbing facilities are in place for appliances, while a rear entrance door and side-facing window provide natural light and easy outdoor access. A door leads to the downstairs WC for added convenience.

DOWNSTAIRS WC

Comprising WC and wash hand basin.

FIRST FLOOR

MASTER BEDROOM

A well-proportioned and bright master bedroom featuring fitted wardrobes for ample storage. A front-facing double-glazed window allows plenty of natural light, while a radiator ensures comfort. The room also benefits from direct access to a private en-suite for added convenience.

EN-SUITE

The en-suite is fitted with a three-piece suite comprising a shower cubicle, WC, and a stylish vanity wash hand basin. A radiator provides warmth, while a window with obscure glazing allows natural light while maintaining privacy.

BEDROOM TWO

A further generously sized bedroom featuring a rear-facing double-glazed window that allows plenty of natural light. A radiator ensures comfort, while the room offers ample space for furniture, making it a versatile and inviting space.

HOUSE BATHROOM

The bathroom is fitted with a modern three-piece suite comprising a bath with a shower over, a WC, and a stylish vanity wash hand basin. A window with obscure glazing provides natural light while maintaining privacy, and a radiator ensures warmth and comfort.

SECOND FLOOR

BEDROOM THREE

A generously proportioned attic bedroom featuring a Velux window that fills the space with natural light. The room benefits from a radiator for comfort, practical eaves storage, and stylish laminate flooring, making it a versatile and inviting space.

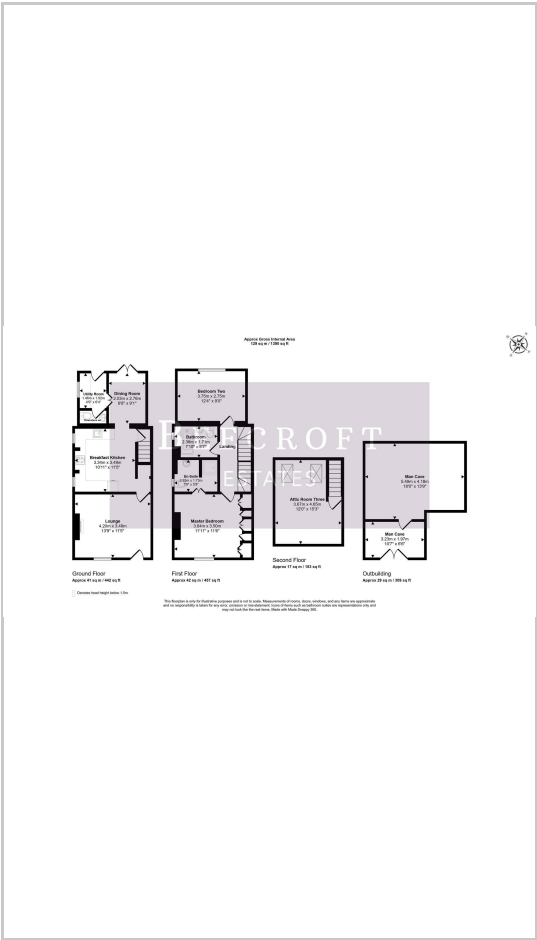
OUTSIDE

To the front, you'll find a charming buffer-style garden adding to the property's curb appeal. Gated access to the side provides parking. To the rear, a generous garden area features a decked seating area, perfect for outdoor relaxation and entertaining. Additionally, a good-sized man cave offers versatile space for a variety of uses, whether for hobbies, storage, or as a recreational area.

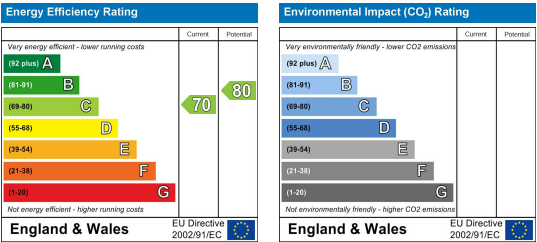
Area Map



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.