



BEECROFT  
ESTATES

## 87 Blythe Street

, Wombwell, S73 8JF

**£80,000**



Offered to the market with no vendor chain, this well-maintained two-bedroom mid-terrace property is situated on the edge of Wombwell village centre.

Conveniently located just a ten-minute drive from the M1 motorway, five minutes from the local train station, and close to a wide range of village amenities, this property would make an ideal purchase for someone starting or expanding a property portfolio.

Accommodation comprises a lounge, lobby, dining kitchen, cellar, two first-floor bedrooms, and a bathroom.



**Lounge 12'4" x 13'2" (3.76 x 4.01)**  
 Front facing entrance door and double glazed window.  
 Radiator and tv aerial point.

### Lobby

Staircase to the first floor landing.

### Dining Kitchen 12'1" x 13'1" (3.69 x 3.98)

Rear facing external door and double glazed window. Central heating radiator. Having wall and base units with return base peninsular. Freestanding cooker and space for a washing machine. Wall mounted central heating boiler. Internal door leading down into the cellar with space at the cellar head for a fridge freezer.

### Cellar

Having a two part cellar with power and light.

### Landing

### Bedroom One 12'4" x 13'1" (3.75 x 3.99)

Front facing double glazed window and radiator. Recessed lobby.

### Bedroom Two 12'6" x 7'4" (3.80 x 2.24)

Rear facing double glazed window and radiator.

### Bathroom

Rear facing double glazed window and radiator. WC, pedestal wash hand basin and panelled bath.

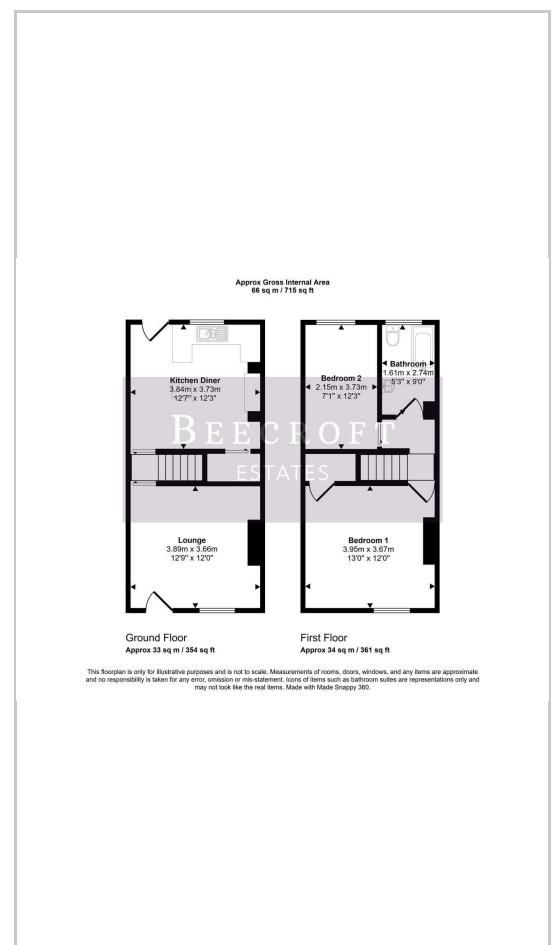
### Courtyard

To the rear of the property is a small courtyard area.

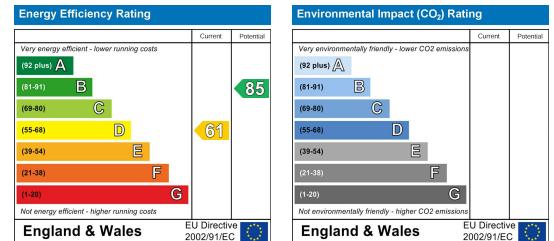
### Area Map



### Floor Plans



### Energy Efficiency Graph



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