



## 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.

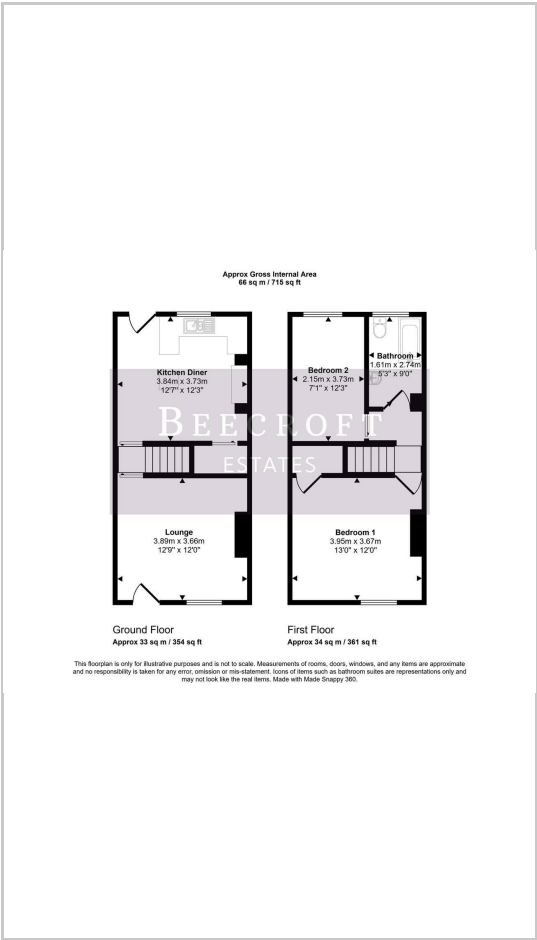
Bathroom  
Rear facing double glazed window and radiator. WC, pedestal wash hand basin and panelled bath.

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

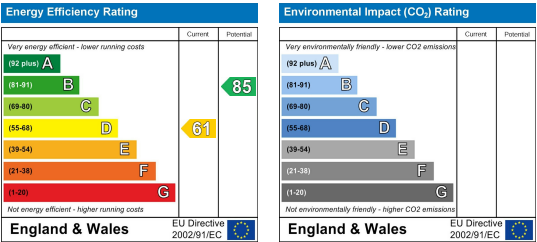
Area Map



Floor Plans



Energy Efficiency Graph



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