



## 163 Summer Lane

Wombwell, BARNSELEY, S73 8TU

£135,000



Well presented and larger than average, this two-bedroom semi-detached property offers spacious and versatile accommodation, complemented by a conservatory to the rear and a private enclosed garden.

Situated in a popular and convenient location, the property benefits from double glazing and a gas central heating system throughout. The accommodation briefly comprises a welcoming lounge, a modern dining kitchen, useful cellar space, and a bright conservatory overlooking the garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Early viewing is highly recommended to appreciate the size, condition, and location of this attractive home.





GROUND FLOOR

**LOUNGE 13'10" x 13'4" (4.21 x 4.06)**  
A well presented reception room having a front facing double glazed window and radiator.

**DINING KITCHEN 15'1" x 13'7" (4.59 x 4.15)**  
Having a range of wall and base units, solid wood worktop surface which incorporates the sink unit with mixer tap, there is space for a range oven and plumbing for a washing machine, revealed brick work to the chimney breast. There is a double glazed window and door into the conservatory.

FIRST FLOOR

**CONSERVATORY 7'0" x 13'6" (2.14 x 4.12)**  
Having French style doors which lead to the rear garden, tiled flooring and radiator.

**BEDROOM ONE 13'11" x 9'7" (4.23 x 2.93)**  
Having two front facing double glazed windows and radiator.

**BEDROOM TWO 13'2" x 7'8" (4.01 x 2.34)**  
Having a rear facing double glazed window and radiator.

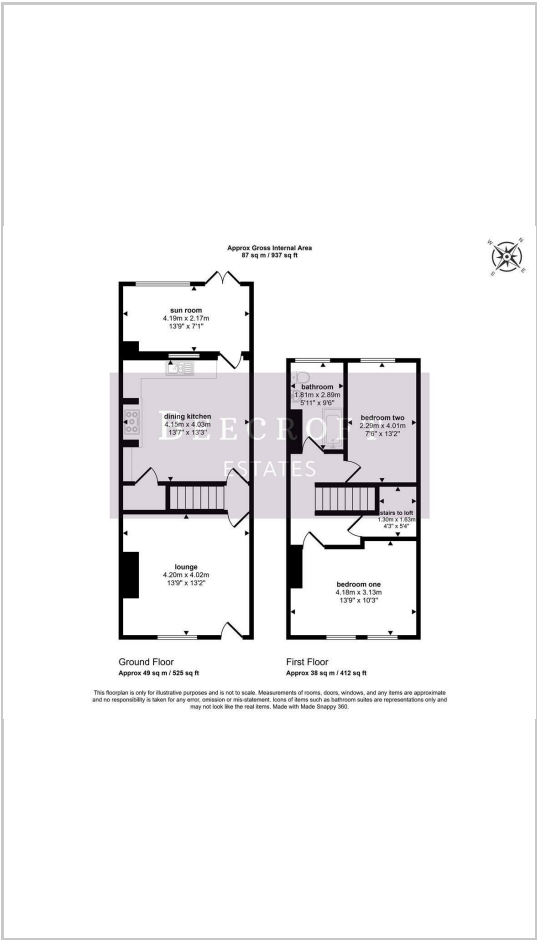
**BATHROOM**  
Having a three piece suite in white comprising panelled bath, low flush w.c and pedestal wash hand basin.

**GARDEN**  
There's is steps to the front of the property and to the rear is a enclosed low maintenance garden with Astro turf.

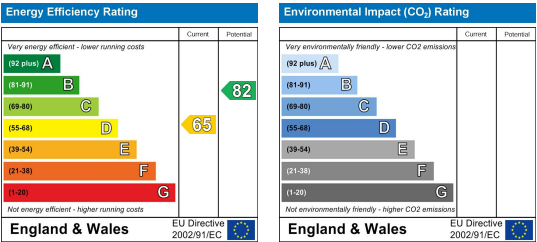
Area Map



Floor Plans



Energy Efficiency Graph



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