



Kitchin Road

Wombwell, Barnsley, S73 8QU

Offers In The Region Of £180,000

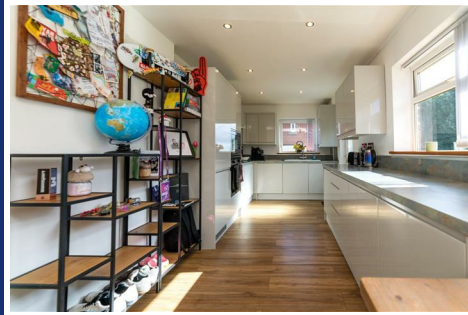


- THREE BEDROOM SEMI DETACHED PROPERTY
- ENCLOSED REAR GARDEN WITH PARK VIEWS
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- LARGE PAVED FRONT WITH OPPORTUNITY FOR A DRIVE
- MODERN FIXTURE AND FITTINGS
- SOUGHT AFTER VILLAGE LOCATION
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on Kitchin Road in the charming area of Wombwell, Barnsley, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Built in 1955, the property spans an impressive 893 square feet, providing generous dimensions throughout that cater to modern living.

Upon entering, you are welcomed into a spacious reception room, ideal for family gatherings or quiet evenings. The home features three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is fitted with modern fixtures, adding a touch of contemporary style to the property.

One of the standout features of this home is the enclosed rear garden, which boasts lovely park views, creating a serene outdoor space for relaxation or play. The large paved front area presents a fantastic opportunity for off-road parking, enhancing the practicality of this residence.

Situated close to all local amenities, this property is perfectly positioned for easy access to shops, schools, and recreational facilities. Additionally, its location offers a good commute, making it an excellent choice for those who travel for work.

This semi-detached house is not just a home; it is a wonderful opportunity for families seeking a comfortable and well-located property in Wombwell. With its modern fittings and inviting atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

Entrance Hall

Via a uPVC front door with decorative glass side panel opens to the welcoming entrance hall, ideal for coats and shoes, having stairs rising to first floor, decorated in neutral tones with wooden flooring, wall mounted radiator and doors leading to the living room as well as the kitchen/diner.

Living Room

Step inside the light and airy living space, filled with natural light from a large uPVC front facing window, having wooden flooring, neutral décor, wall mounted radiator and aerial point to finish, this is space to enjoy those cosy nights in with family.

Kitchen/Diner

The real hub of the home is the modern kitchen/diner, having ample space for a dining table to entertain family and friends, filled with natural light from side and rear facing uPVC windows as well as a rear uPVC door, with also the added extra of a built in understairs storage cupboard/pantry for more space.

The sleek fitted kitchen has an array of wall and base units in grey high gloss, with decorative marble effect worksurface over, sunken porcelain sink and drainer with stainless steel mixer tap over, integrated induction hob with extractor fan as well as integrated electric oven and microwave, further integrated white goods include washing machine and fridge freezer. The kitchen/diner is decorated in neutral tones with wooden flooring and wall mounted radiator, the kitchen is also home to the combi boiler.

Landing

The roomy landing has carpet to floor, built in airing cupboards for storage, access to loft hatch and all doors leading to bedrooms and shower room.

Bedroom One

The generously sized master bedroom has built in wardrobes providing that extra storage we all crave, having neutral décor, carpet to floor, wall mounted radiator and uPVC window to the front.

Bedroom Two

Another good sized double bedroom, having built in cupboards for storage, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

Bedroom Three

Last but certainly not least, the room third bedroom could also be a great home office which is how this is currently used or a great dressing room if needed, with neutral décor, carpet floor, wall mounted radiator and uPVC window to the front.

Shower Room

Perfect spot to relax and unwind is the serene family shower room, comprising of vanity unit with sunken wash hand basin and low flush WC, large walk in shower, fully tiled in neutral tones for easy clean, ceiling spot lights, chromed heated towel rail and finished with uPVC frosted window to the rear.

Exterior

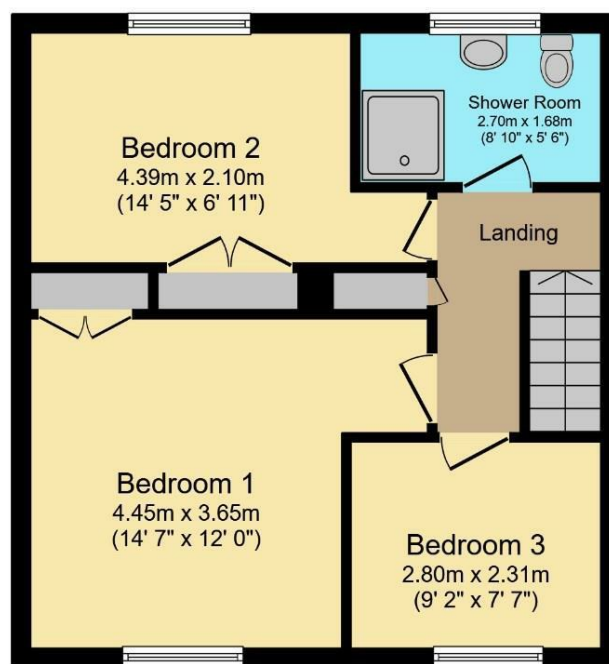
The front of this property gives kerb appeal, with a well maintained expansive paved front, this would make a great drive for multiple cars with side lawn adding a splash of colour, access to front entrance door as well as having wooden side gate that leads to the rear of this home should you need.

At the rear is a large enclosed rear garden with lovely park views to the back, mainly laid to lawn, with patio area ideal for seating and enjoying the warmer months, established fruit trees are dotted around the garden adding not only to the privacy but to the beauty of this space, it really is a place the whole family can enjoy.

Floorplan



Ground Floor

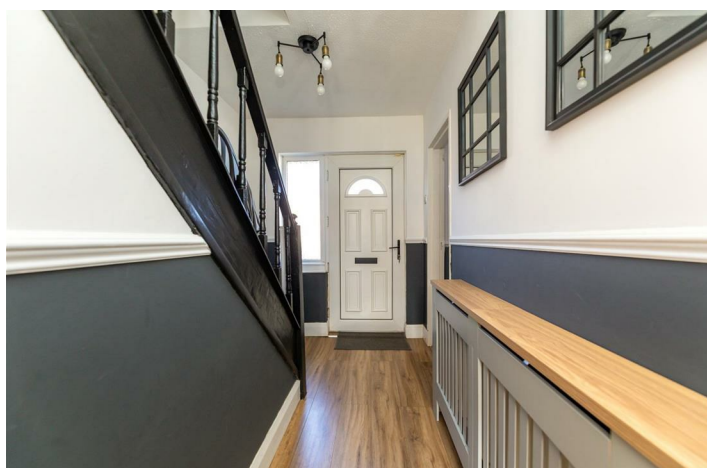


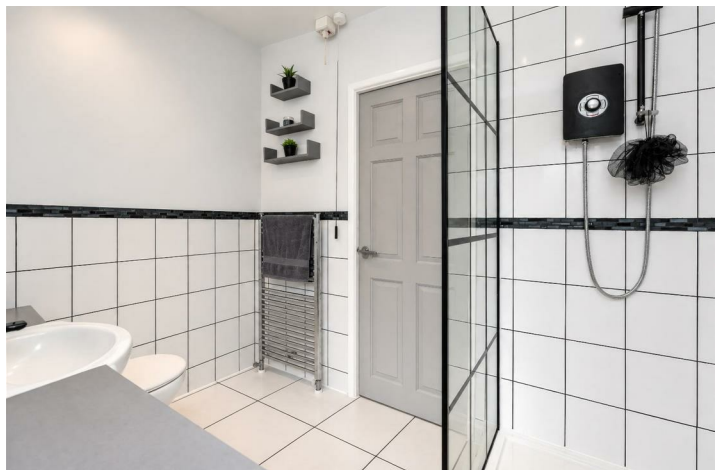
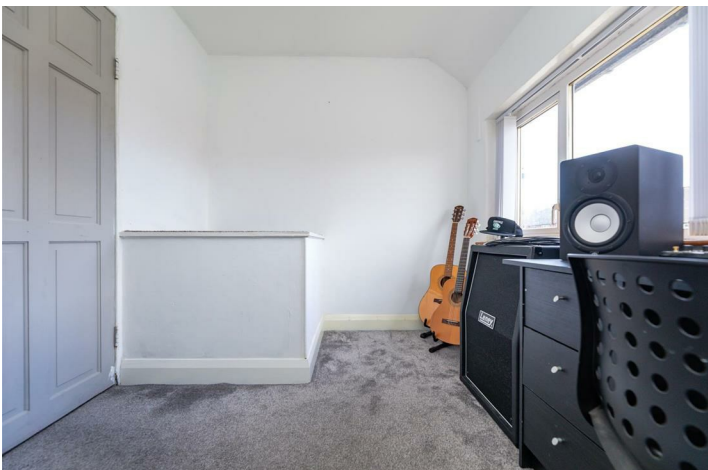
First Floor

Total floor area: 88.0 sq.m. (948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

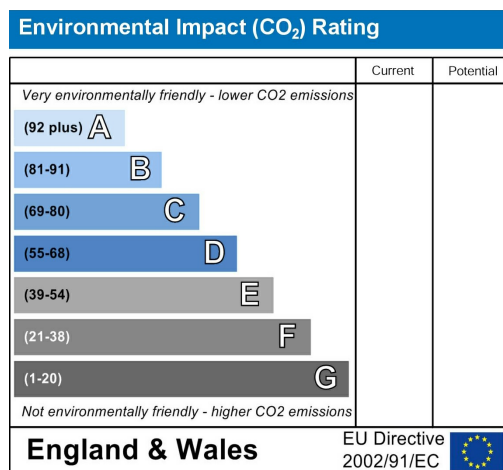
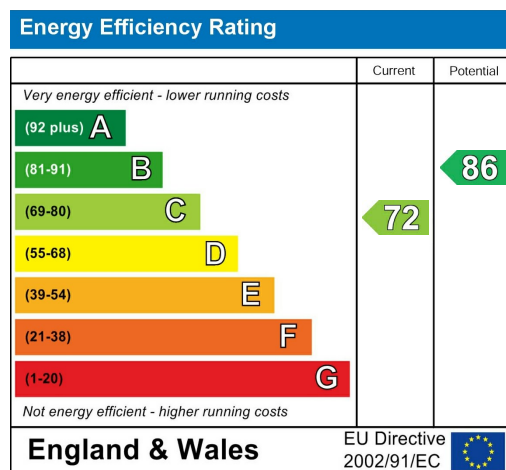
HUNTERS







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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