BEECROFT
ESTATES



2 Lundhill Road

Wombwell, Barnsley, S73 0RA

£160,000

3 1 2

DECEPTIVELY SPACIOUS END-TERRACED HOME – NO UPPER VENDOR CHAIN!

Situated on Lundhill, this deceptively spacious end-terraced home occupies a convenient location, ideally placed for access to local amenities, schools and transport links.

Offered to the market with no upper vendor chain, the property provides well proportioned accommodation throughout, making it an excellent opportunity for first time buyers, growing families or investors alike.

The accommodation briefly comprises a front facing lounge featuring a charming log burner, a dining kitchen and a sunroom to the rear, providing additional versatile living space. To the first floor are three good sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear yard, offering a private outdoor space to enjoy.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer. Contact us today to arrange your viewing!







GROUND FLOOR

LOUNGE
A beautifully presented lounge featuring a charming log burner as the focal point, creating a warm and inviting atmosphere. Two front-facing double-glazed windows allow plenty of natural light to flood the room, while the high ceilings enhance the sense of space and character. A radiator provides additional comfort, making this an ideal space to relax and unwind.

DINING KITCHEN
A spacious dining kitchen fitted with a range of wall and base units, complemented by work surfaces incorporating a sink unit with mixer tap. The kitchen further benefits from an integrated fridge freezer, plumbing for a washing machine and space for a range cooker. There is ample room for a dining table, making this a practical and sociable space for everyday living. A rear facing window overlooks the sunroom, allowing natural light to flow into the room. The staircase rises to the first floor landing, and a radiator completes the accommodation.

SUN ROOM
A lovely sunroom overlooking the rear yard, providing a versatile additional living space ideal for relaxing, entertaining or use as a home office. This bright and adaptable room offers a range of possibilities to suit individual needs.

FIRST FLOOR

LANDING
The landing provides access to the three bedrooms and family bathroom, with loft access available via a ceiling hatch.

BEDROM ONE
A well proportioned double bedroom featuring a double glazed window, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO
A further double bedroom featuring a double-glazed window and radiator, providing a comfortable and practical space.

BEDROOM THREE
A well proportioned third bedroom featuring a double glazed window and radiator, offering a versatile space ideal for use as a bedroom, home office or dressing room.

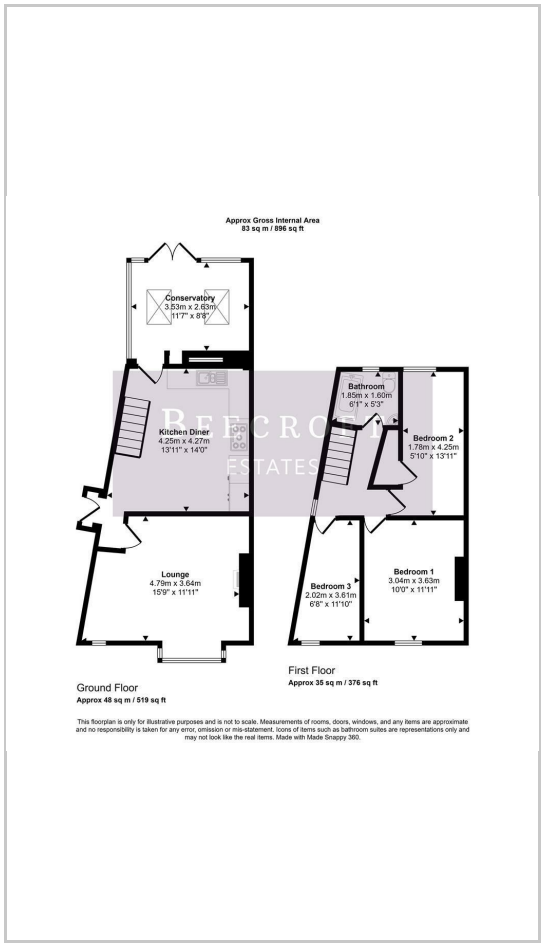
BATHROOM
A three piece suite comprising a bath, WC and wash hand basin. The room further benefits from an obscure double-glazed window, providing natural light and privacy, along with a radiator.

EXTERNALLY
The property benefits from a side entrance door. A enclosed rear yard. This outdoor space provides a pleasant and secluded area to relax and enjoy some fresh air.

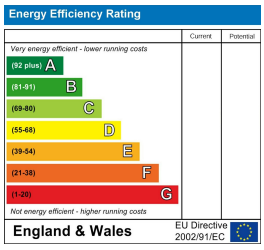
Area Map

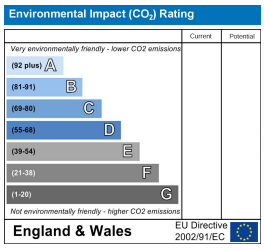


Floor Plans



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.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ
Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk