



BEECROFT  
ESTATES

## 18 Millmoor Road

Wombwell, Barnsley, S73 8BD

Offers Over £200,000



This three-bedroom detached home is situated on a popular cul-de-sac in Wombwell, Barnsley, enjoying a lovely neighbourly setting. The property benefits from a driveway providing off-road parking, an attached garage, and a private rear garden.

Internally, the accommodation includes two reception rooms, a downstairs WC, and a separate utility room. To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying an en-suite facility.

While the property would benefit from a degree of cosmetic updating, it has been attractively priced to reflect this, presenting an excellent opportunity for buyers to add their own stamp. Conveniently located close to local amenities and well-served by nearby transport links and road networks, this home is expected to attract strong interest.



GROUND FLOOR

ENTRANCE HALL

The entrance hall features laminate flooring, a front-facing entrance door, a central heating radiator, and stairs rising to the first-floor landing.

LOUNGE

The spacious lounge features a front-facing double-glazed window, a central heating radiator, useful under-stairs storage, and opens through to the dining area, creating a light and airy open-plan living space.

DINING ROOM

The dining area provides ample space for a family dining table and benefits from a rear-facing double-glazed window, allowing an abundance of natural light. A doorway gives access through to the kitchen.

KITCHEN

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor hood. A rear-facing double-glazed window provides natural light.

UTILITY ROOM

The utility room provides plumbing for a washing machine and houses the combi boiler. It also offers access to the downstairs WC and a rear-facing entrance door leading to the garden.

DOWNSTAIRS WC

Comprising a WC and wash hand basin.

FIRST FLOOR

LANDING

Loft access.

MASTER BEDROOM

The master bedroom features fitted wardrobes, a rear-facing double-glazed window, a radiator, and a door leading to the en-suite bathroom.

EN-SUITE

The en-suite features a three-piece suite comprising a shower cubicle, WC, and wash hand basin, together with a radiator and a window with obscure glazing for privacy.

BEDROOM TWO

A further double bedroom, featuring fitted wardrobes, two front-facing double-glazed windows, and a radiator.

BEDROOM THREE

A well-proportioned third bedroom with a rear-facing double-glazed window and radiator.

BATHROOM

A three-piece bathroom suite comprising a walk-in shower, WC, and wash hand basin, with a window featuring obscure glazing and a radiator.

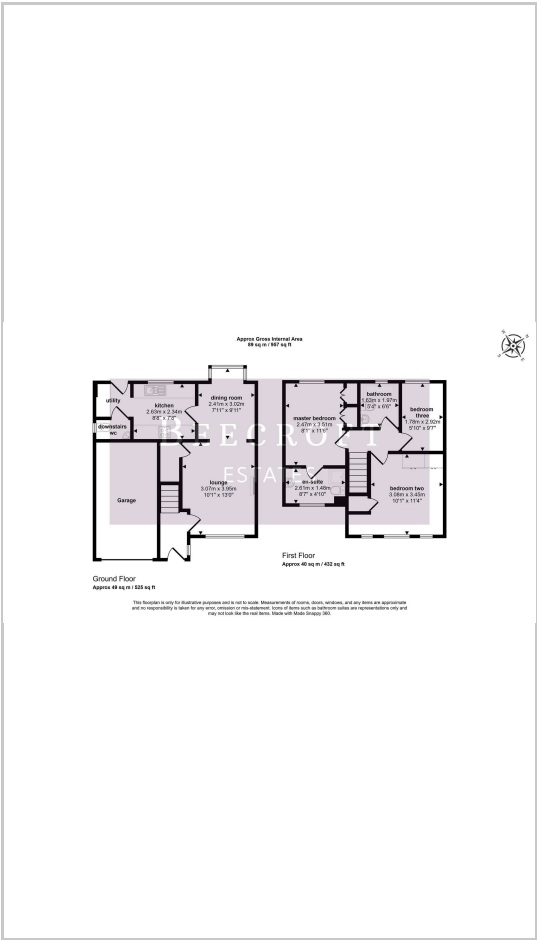
OUTSIDE

To the front, the property benefits from a driveway providing off-road parking. To the rear, there is a generously sized garden area.

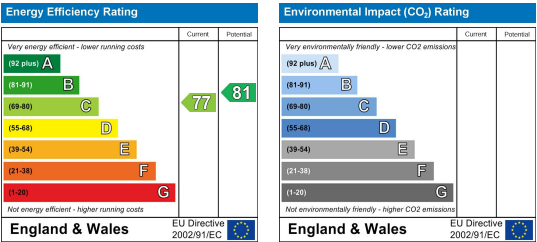
Area Map



Floor Plans



Energy Efficiency Graph



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