



## Edward Street

Wombwell, S73 0BH

Guide Price £125,000



- THREE BED END TERRACE
- FRONT AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- DG GCH
- COUNCIL TAX BAND: A

- SPACIOUS LAYOUT
- NEUTRALLY DECORATED
- GOOD COMMUTE LOCATION
- EPC: D

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Wombwell, S73 0BH

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\*\*\* GUIDE PRICE £125,000 TO £135,000 \*\*\*

CALL NOW TO AVOID MISSING OUT!! TAKE A LOOK AROUND THIS SPACIUOS THREE BEDROOM SEMI DETACHED FAMILY HOME, LOCATED WITHIN THE POPULAR VILLAGE OF WOMBWELL. Close to all local amenities with local business and public houses, surrounded by reputable schools, good links via road or rail to Barnsley, Rotherham, Sheffield and Doncaster while also being with easy reach of the A1 and M1. Boasting generous dimensions and sizeable garden to rear. Internally the property comprises of lounge, large kitchen/diner with extension, three good sized bedrooms and bathroom with shower over bath. Externally the property benefits from a sizeable enclosed garden to the rear and ample on street parking is available at the front. Book now to avoid disappointment!

## LOUNGE

A light and airy living space, drenched in natural light through a uPVC front facing window, neutrally decorated with carpet flooring, wall mounted radiator, aerial point and telephone point, with staircase rising to first floor landing and further door opening into the kitchen/diner.

## KITCHEN/DINING ROOM

Open plan kitchen/diner with uPVC window to the side and further uPVC French doors opening into the garden not only filling this room with natural light but making this a great social space for family and friends. Having an array of wall and base units adding storage, complimentary work surface over, sink, drainer and matching mixer tap, room for free standing cooker and fridge freezer with under counter space and plumbing for washing machine. Splash back tiles, wall mounted radiator and handy storage cupboard to the side. Archway doorway leading into the downstairs extension creating space for dining table and chairs.

## LANDING

Roomy landing space with doors leading to all three bedrooms and family Bathroom. UPVC to the side elevation and handy storage cupboard at the top of the stairs.

## BEDROOM ONE

To the front of the property the master bedroom is a large double room with ample space for a king sized bed and wardrobes. Finished with neutral décor, carpet flooring, white ceilings, wall mounted radiator with large uPVC window overlooking the front garden.

## BEDROOM TWO

A good sized single bedroom. Comprising of neutral décor, carpet flooring with wall mounted radiator, built in storage and uPVC to the rear.

## BEDROOM THREE

A single size bedroom comprising of neutral décor, carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

## BATHROOM

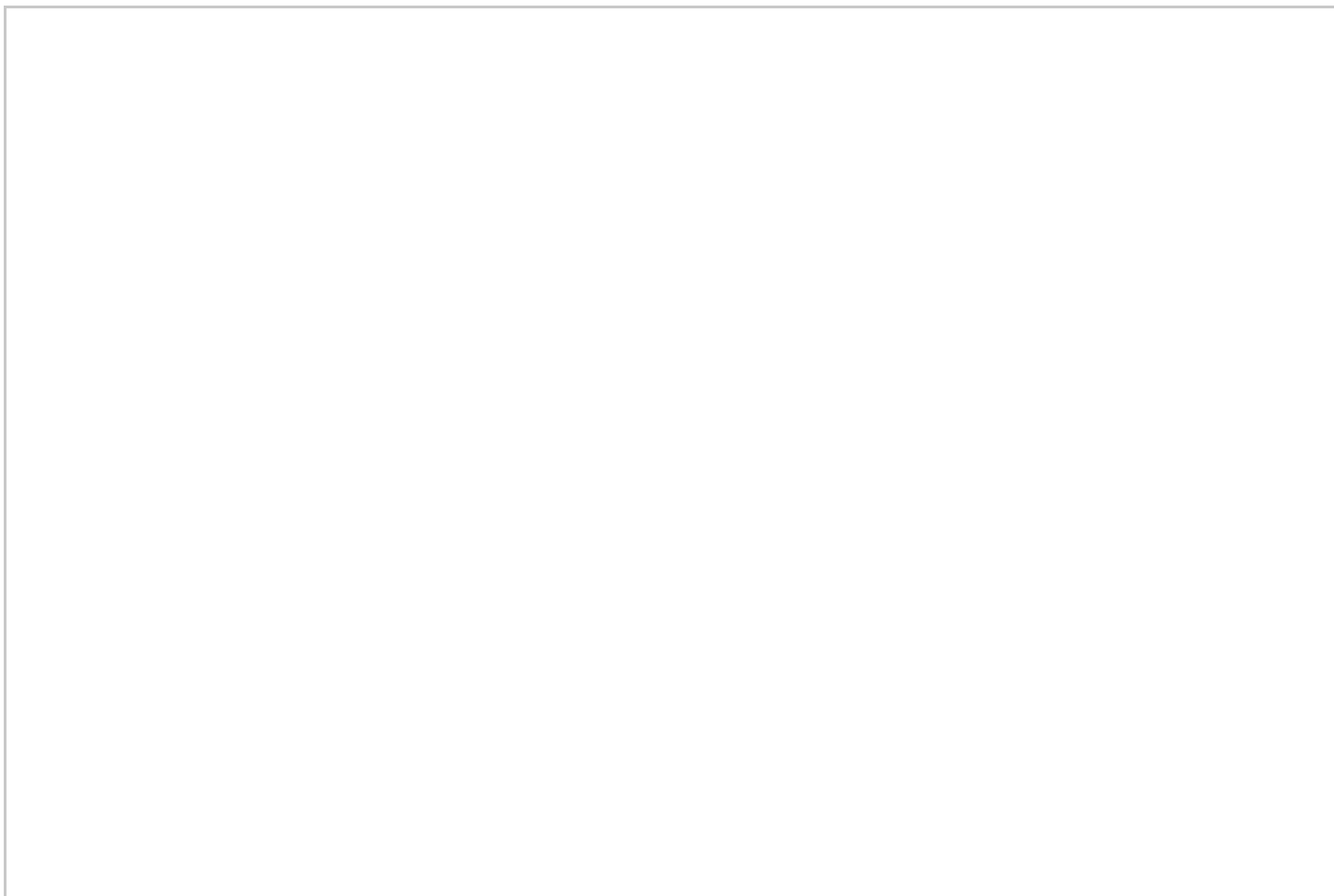
Family sized bathroom with three piece suite, comprising panelled bath with shower over, low flush WC and wash hand basin. Splash back tiling with wall mounted radiator, vinyl flooring and frosted uPVC window.

## EXTERIOR

To the front of the property stands an easy to maintain garden area with pathway leading to the front entrance.

To the rear of the property is a fully enclosed garden area. Mostly laid to lawn having wooden fencing and brick wall creating the privacy we all like.

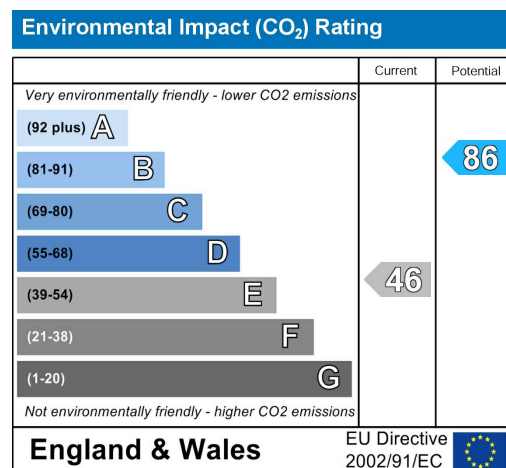
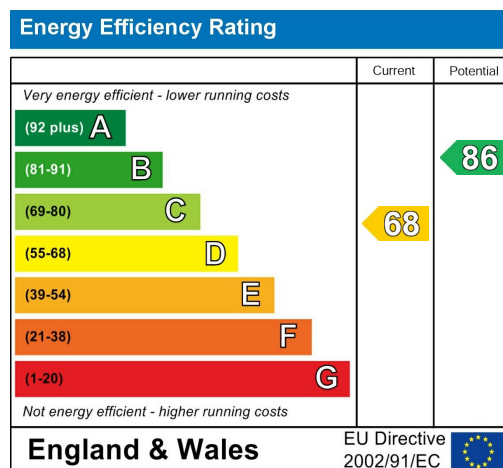
## Floorplan







## 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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