



## Marsh Street

Wombwell, Barnsley, S73 0AG

£1,050 Per Month



TAKE A LOOK AROUND THIS SPACIOUS, MODERN, WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME, LOCATED IN THE POPULAR VILLAGE OF WOMBWELL. Boasting secure off road parking with drive and garage, modern fixture and fittings throughout, generous dimensions and a sun drenched, enclosed rear garden. Close to all local amenities with Wombwell village only a short walk away; offering supermarkets, local business and public houses, surrounded by reputable schools, good links via road or rail to Barnsley, Rotherham, Doncaster and Sheffield while also being within easy reach of the M1 and A1 making this a great spot for any buyer! Property briefly comprises of kitchen/diner, WC, living room, four good sized bedrooms one with ensuite shower room and family bathroom with electric shower over the bath. VIEWINGS ARE A MUST...BOOK A VIEWING TODAY!!



## Kitchen/Diner 16'07" x 10'11" (5.05m" x 3.33m")

## Living Room 16'06" x 11'04" (5.03m" x 3.45m")

Step inside the light and airy living room, having two uPVC windows to the rear filling the room with natural light, aerial point in place and wall mounted radiator.

Bedroom Two 10'00" x 13'07" narrow to 10'05" (3.05m" x 4.14m" narrow to 3.18m")

Ensuite 6'08" x 5'09" (2.03m" x 1.75m")

Bedroom One 12'07" x 11'03" (3.84m" x 3.43m")

Bedroom Three 10'00" x 8'07" (3.05m" x 2.62m")

Bedroom Four 10'00" x 7'07" (3.05m" x 2.31m")

Bathroom 6'04" x 6'05" (1.93m" x 1.96m")

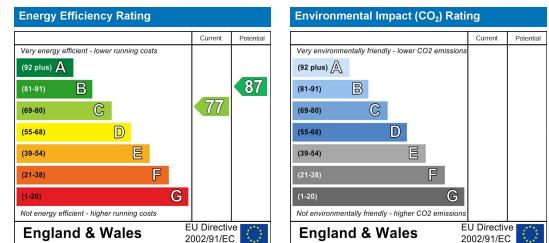
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.