



**Aldham Crescent, Wombwell, Barnsley S73**

**PRICE: OFFERS OVER £200,000**

- 3 BEDROOMS
- DETACHED GARAGE
- LARGE DRIVEWAY
- GENEROUS GARDENS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- NO VENDOR CHAIN

Occupying a desirable position with an outstanding outlook to the rear elevation and situated within spacious gardens is this 3 bedroom detached bungalow with additional dining room benefitting from gas central heating, double glazing, garage and drive.

Viewing: Contact the agents

Appointment date/time:

**Draft brochure - awaiting approval**

## Accommodation Comprises

Occupying a desirable position with an outstanding outlook to the rear elevation and situated within spacious gardens is this 3 bedroom detached bungalow with additional dining room benefitting from gas central heating and double glazing. The property is located within close proximity to an abundance of local amenities and provides easy access to the M1 motorway network and the Dearne Valley Parkway. The property also features a large driveway providing off street parking as well as a detached single garage.

### ENTRANCE

A double glazed entrance door opens into an entrance porch having double glazed windows and provides access to the inner hallway.

### INNER HALLWAY

Provides access to all accommodation, having decorative coving and 2 radiators.

### LOUNGE

#### Measuring 16'2 x 12'5 (4.93m x 3.78m)

Presented to the rear elevation, having an outstanding aspect onto open countryside with far reaching views to the rear elevation. Having a uPVC double glazed window, focal point fireplace with electric fire within, 2 radiators and decorative coving.

### DINING ROOM

#### Measuring 11'1 x 10'11 (3.38m x 3.33m)

A versatile reception space currently used as a dining room, having a double glazed window with pleasant aspect to rear, radiator and decorative coving. Access to kitchen.

### KITCHEN

#### Measuring 13'11 x 7'2 (4.24m x 2.18m)

Presented to the rear elevation featuring a fitted kitchen with wall and base units and a roll edge work surface incorporating the sink unit. There is plumbing for an automatic washing machine, electric cooker point with electric cooker, space for a fridge freezer and secondary appliance. There are 2 double glazed windows providing excellent outlook and a double glazed door opening out onto the veranda.

### BEDROOM ONE

#### Measuring 10'5 x 11'4 (3.18m x 3.45m)

A front facing double master room having a double glazed window, radiator, decorative coving and fully fitted wardrobe furniture to one wall.

### BEDROOM TWO

#### Measuring 10'6 x 8'9 (3.2m x 2.67m)

A side facing double room having a double glazed window, radiator, fully fitted wardrobe furniture to one wall and decorative coving.

### BEDROOM THREE

#### Measuring 10'1 x 8'3 (3.07m x 2.51m)

A front facing single room having a double glazed window, radiator, fitted wardrobe furniture to one wall and decorative coving.

### HOUSE BATHROOM

Having a 2 piece bathroom suite comprising of a wash hand basin housed on a vanity unit, panelled bath unit with electric shower over. There are fully tiled walls, vinyl finish to floor, radiator, an obscure double glazed window and extractor fan.

### W.C.

Having a push button W.C., vinyl finish to floor, an obscure double glazed window, extractor fan and decorative coving.

### EXTERNALLY

Approached from the front elevation onto a concrete driveway providing off street parking for several vehicles and access to the front, side and rear. To the front elevation is a lawned garden with flower borders and the driveway also provides access to a detached garage with up and over door and electric and lighting within. To the rear elevation is a substantial lawned garden with decorative borders and is hedge and fence enclosed with open countryside beyond. There is an outbuilding where the combination is situated.

### MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.





**SERVICES**

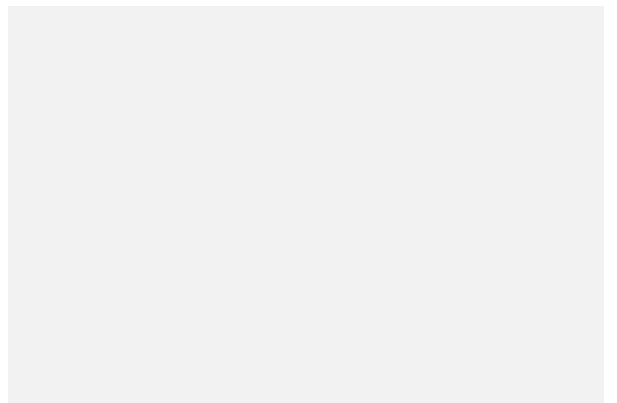
Mains gas. Mains electricity. Mains water. Mains drainage.

**ADDITIONAL NOTE**

Fixtures and fittings by separate negotiation.

These details were prepared from an inspection of the property and information provided by the vendor on the 17th October 2020.


Ref: BM/CS



**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92-100)   | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> |   | 81        |
| (55-68)  | <b>D</b> | 61  |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |

## FLOORPLAN