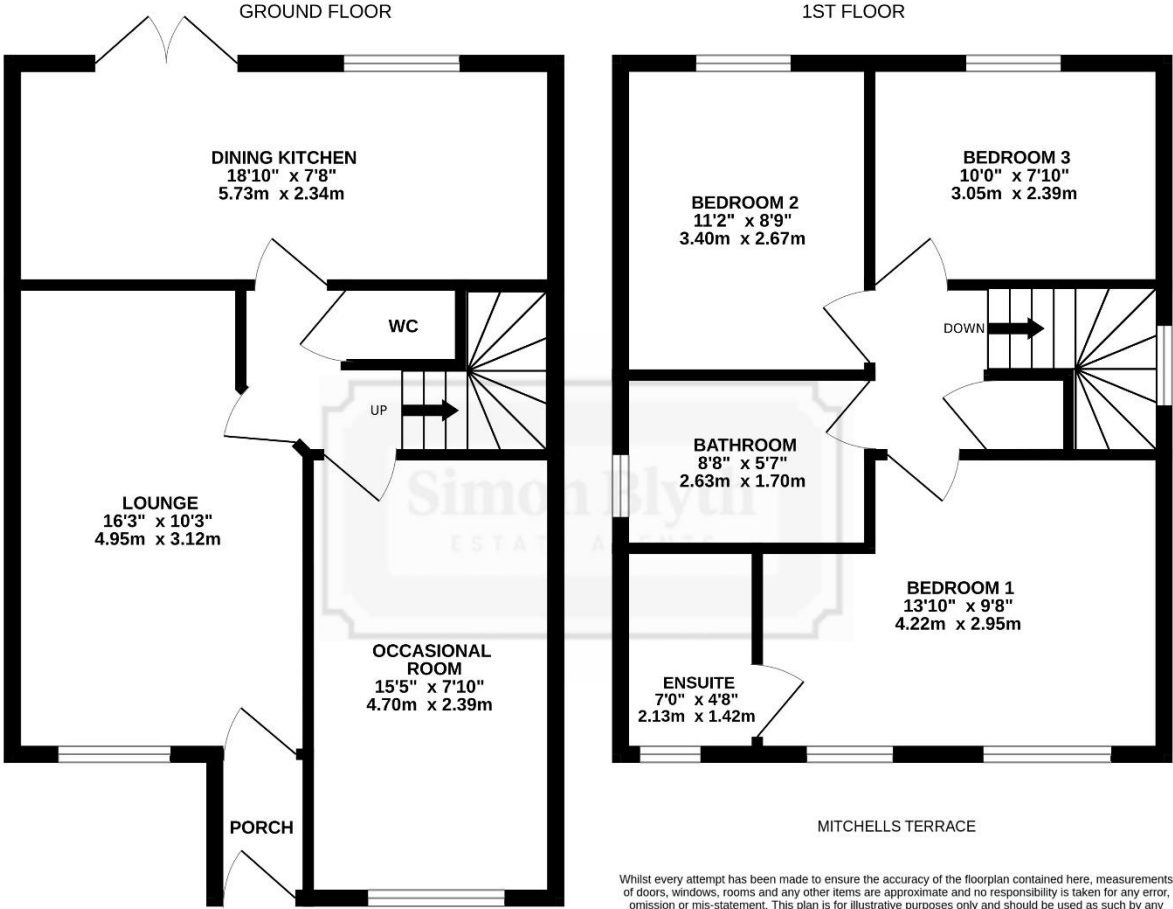




9 Mitchells Terrace, Wombwell, S73 8FX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

LOCATED ON THIS POPULAR RESIDENTIAL ESTATE IS THIS THREE BEDROOMED DETACHED FAMILY HOME OFFERING READY TO MOVE INTO ACCOMMODATION. CLOSE BY TO LOCAL AMENITIES, SCHOOLING AND TRANSPORT LINKS INCLUDING WOMBWELL TRAIN STATION.

The property accommodation briefly comprises of entrance porch, lounge, impressive open-plan dining-kitchen and downstairs W.C. To the first floor there are three bedrooms, bedroom one with ensuite, and house bathroom. Externally, there is driveway to front providing off-street parking and to rear an enclosed garden with patio and raised lawned area.

£220,000

GROUND FLOOR

ENTRANCE PORCH

Entrance gained via a composite door into the entrance porch, a door then leads you into the living room.

LOUNGE

The living room features a contemporary electric fireplace creating a cosy focal point to the room. It also benefits from ample space for furniture, a central ceiling light point, central heating radiator, a uPVC double-glazed window to the front elevation and a door providing access to adjoining rooms.



DINING KITCHEN

Entered through the inner hallway into a spacious dining kitchen. The kitchen is fitted with a range of base and wall units in white gloss, complemented with black laminate worksurfaces and a black tiled splash back. There is a four-ring electric hob with a stainless-steel chimney-style extractor hood over and an integrated electric oven beneath. A stainless-steel sink with mixer tap, plumbing for a washing machine and space for additional freestanding appliances/ furniture. The room also benefits from two ceiling light points, central heating radiator and a uPVC double-glazed window to the rear elevation. A set of uPVC double glazed French style patio doors give access to the rear of the property.

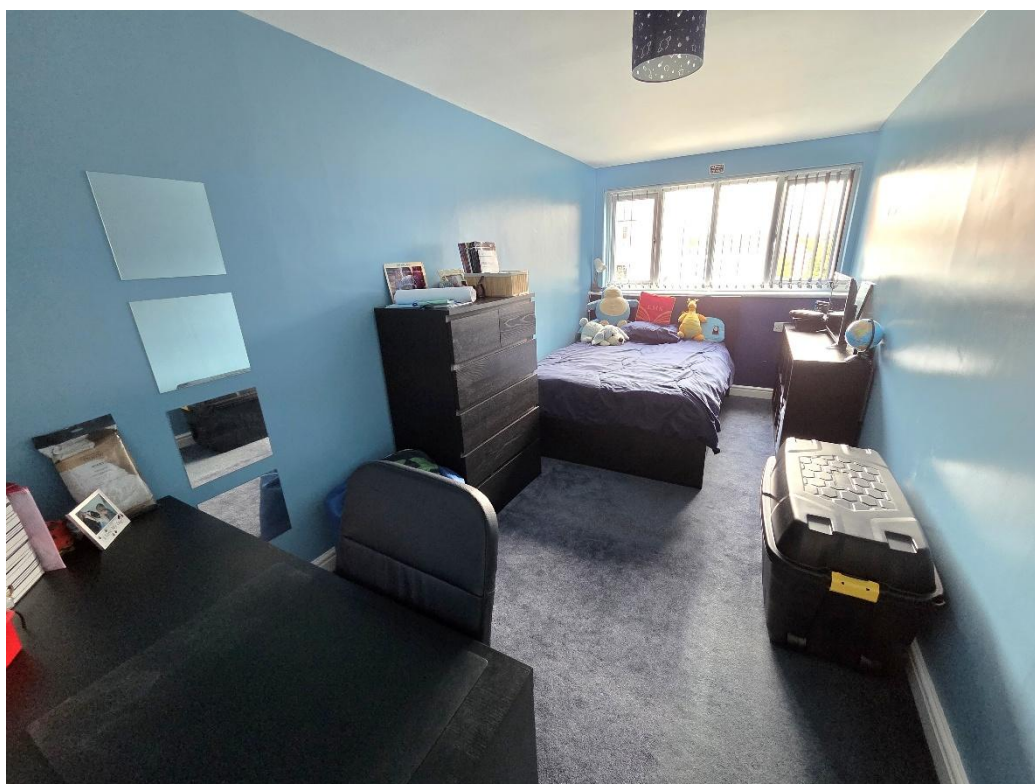


DOWNSTAIRS W.C.

Comprising of a two piece suite in white with close coupled wc and basin with tap over.

OCCASIONAL ROOM

Previously a garage, now utilised as a downstairs bedroom. There is ceiling light, central heating radiator and uPVC double glazed window.



FIRST FLOOR LANDING

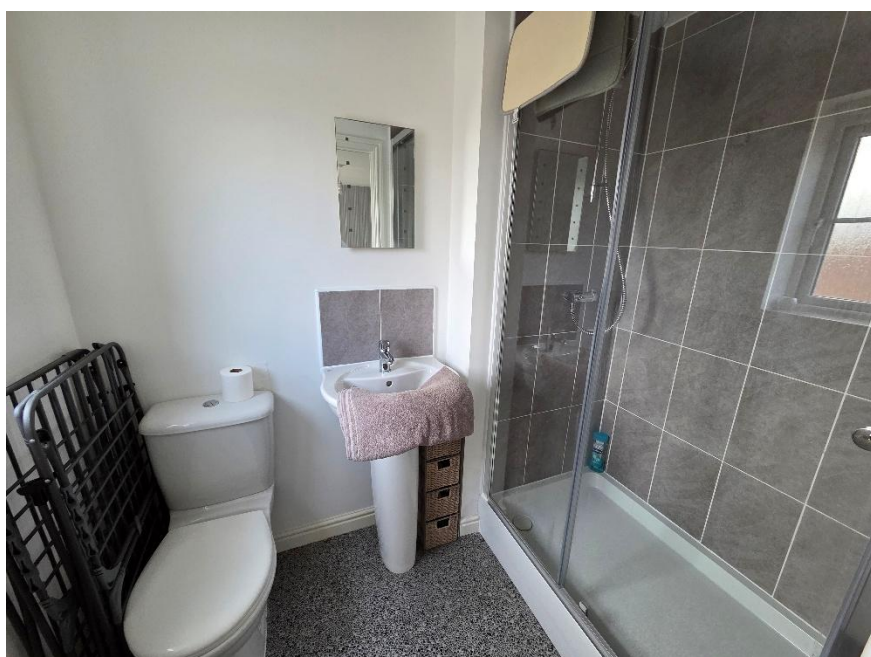
BEDROOM ONE

Accessed via the first-floor landing, this is a generous sized double bedroom with fitted wardrobes and ample space for free standing furniture. The room features a central ceiling light point, central heating radiator and a UPVC double glazed window to the front elevation.



ENSUITE

Comprising of a three piece suite with close coupled wc, pedestal basin with mixer tap over and walk-in shower. There is part tiling to walls, uPVC double glazed window, radiator and ceiling light.



BATHROOM

Comprising of a three piece suite with close coupled wc, pedestal basin with mixer tap over and bath. There is part tiling to walls, uPVC double glazed window, radiator and ceiling light.



BEDROOM TWO

Again accessed via the first-floor landing, this is a generous sized double bedroom with ample space for free standing furniture. The room features a central ceiling light point, central heating radiator and a UPVC double glazed window to the rear elevation.



BEDROOM THREE

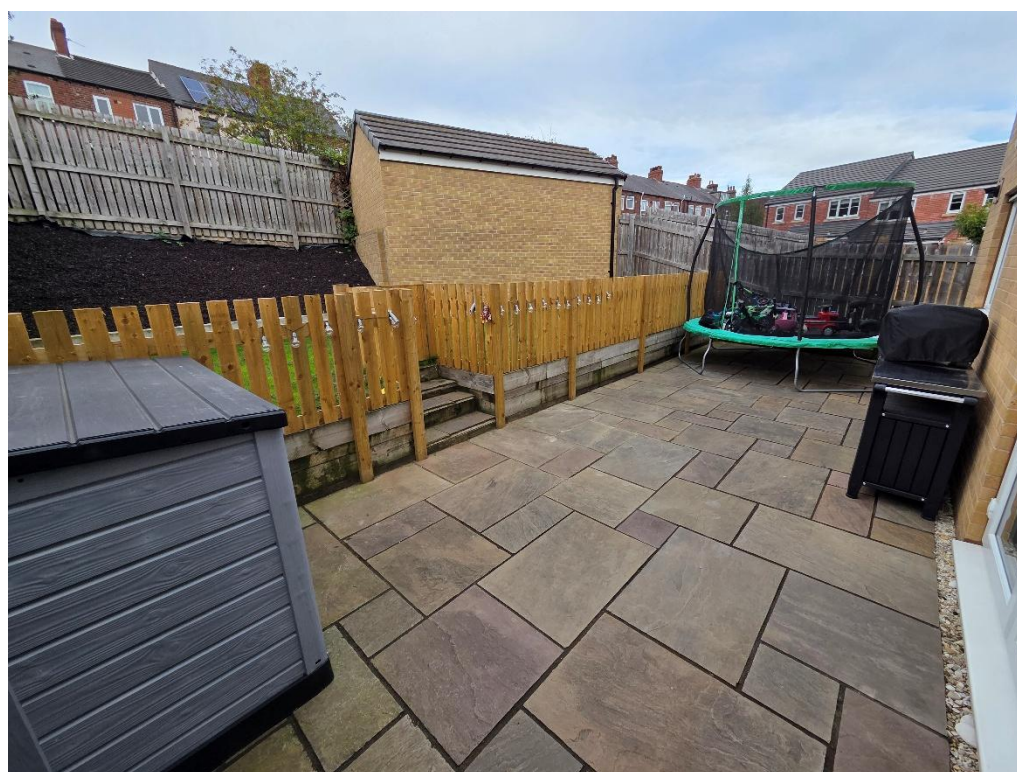
This single bedroom, could be utilised as a home office or dressing room, features a central ceiling light point, central heating radiator and a UPVC double glazed window to the rear elevation.



OUTSIDE

EXTERNAL

To the front of the property there is a driveway providing off-street parking. To the rear of the property there is a patio area with steps leading to a lawned area.



ADDITIONAL INFORMATION

EPC rating - B

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 08/10/2026



PROPERTY VIEWING NOTES



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