

Churchills



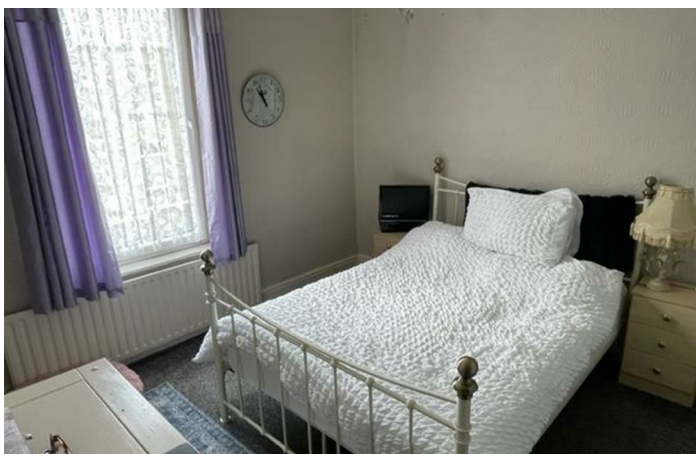
Cherry Tree Street

Elsecar, Barnsley S74 8DG

- TWO BEDROOM
- uPVC DOUBLE GLAZED
- DINING KITCHEN
- TERRACE HOUSE
- COMBINATION BOILER
- EPC RATING TBC

Fixed Asking Price £90,000 Freehold





***** TAKE A LOOK AT THIS*** Two bedroom terrace property with sitting tenant, ideal for any landlord. Close to A1/M1 and M18 Link roads.**

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

11'8" * 11'2"
uPVC double glazed window to front elevation. Double panelled central heating radiator. Surround with marble back and hearth. TV aerial socket.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'2" * 11'2"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Laminate wood effect flooring. Doorway to cellar. One and a half bowl single drainer sink unit with mixer tap.

REAR UTILITY PORCH

7'10" * 4'11"
uPVC double glazed window to rear elevation Range of base units with roll edged work surfaces. Space for fridge freezer. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from Inner lobby.

BEDROOM ONE

11'10" * 9'10", 14'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator. Range of fitted wardrobes to one wall. Combination boiler.

BEDROOM TWO

12'1" * 4'9"
uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM

6'7" * 6'0"
uPVC double glazed window to rear elevation. Suite comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to shower and splash back areas. Single panelled central heating radiator. Storage cupboard off.

OUTSIDE AND GARDENS

To the rear is a fenced yard area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal

representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



Local Authority Barnsley
Council Tax Band A
EPC Rating



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.