



## 85 Birkwood Avenue

Cudworth, Barnsley, S72 8JA

£125,000



This three-bedroom semi-detached property is located in a desirable area of Cudworth, close to local amenities. It's an excellent opportunity for a first-time buyer looking for a project to make their own.

The property offers spacious accommodation and has great potential for renovation and personalization. Its convenient location ensures easy access to shops, schools, and transport links, making it a practical choice for everyday living.



## GROUND FLOOR

Entrance

Lounge

Dining Kitchen

Conservatory

## FIRST FLOOR

Bedroom One

Bedroom Two

Bedroom Three

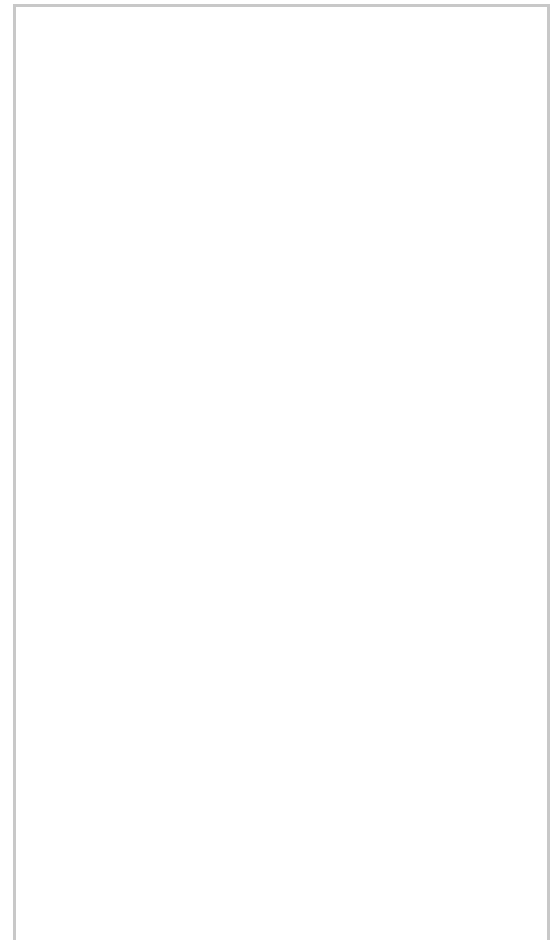
Bathroom

## OUTSIDE

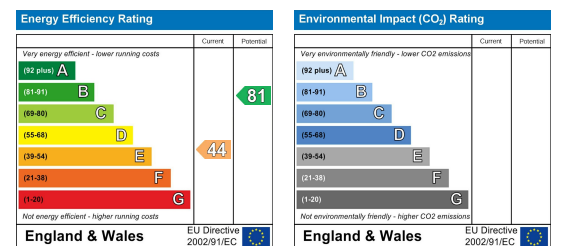
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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