



## 28 St. Johns Road

Cudworth, Barnsley, S72 8BY

£160,000



This impressive and beautifully proportioned property offers open plan living, a gas central heating system, and double glazing throughout. The property also boasts long driveway with gated access, front and rear gardens. Situated in the sought after area of Cudworth, it is well placed for access to local amenities whilst having excellent transportation links.



### Lounge

A front facing reception room having a fire surround, laminate flooring and stairs which rise to the first floor landing.

### Dining Kitchen

A good size through dining kitchen comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven with hob. Side facing double glazed window and entrance door, There is ample space for a dining table and double glazed window.

### Bedroom One

A double bedroom having a front facing double glazed window and radiator.

### Bedroom Two

A further double bedroom with rear facing window and radiator.

### Bedroom Three

A single bedroom with double glazed window and radiator.

### Bathroom

A three piece suite comprising panelled bath, pedestal wash hand basin. Window with obscure glazing and radiator.

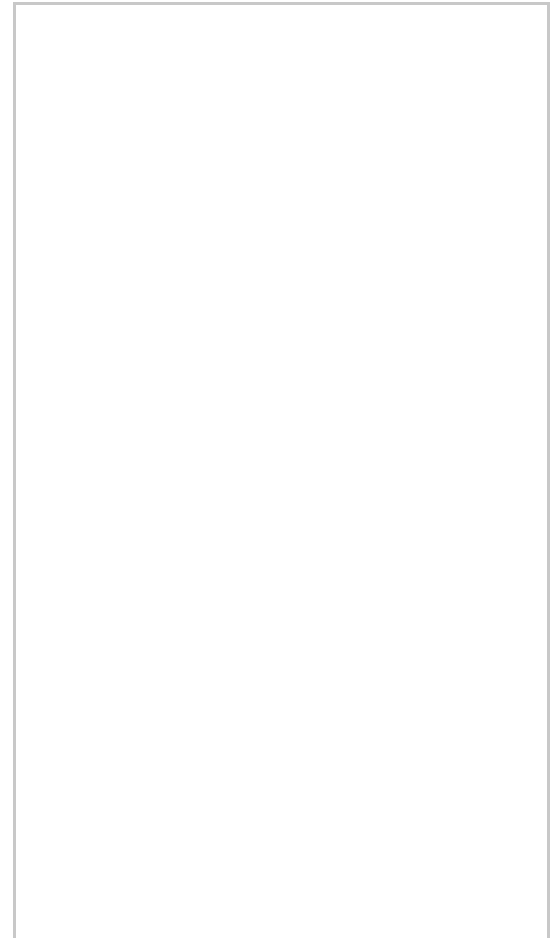
### Outside

To the front is a driveway which runs to the side of the property with gated access and to the rear is a good size private garden.

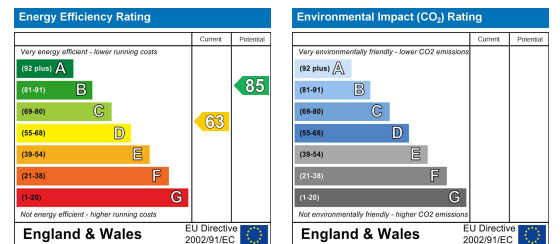
### Area Map



### 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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