

8 Silverstone Avenue, Cudworth, Barnsley, S72 8LY

**Offers In The Region Of £215,000**

MERRYWEATHERS are proud to offer to the market this fantastic semi detached property in the popular location of Cudworth Barnsley.

With FOUR bedrooms this property is perfect for families or the buyer who likes extra space. The property briefly comprises of Lounge, Dining room, Kitchen, Four Bedrooms, Family Bathroom, Garage and good size family gardens.

This property has to be viewed to appreciate what it has to offer.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

### Entrance Hall

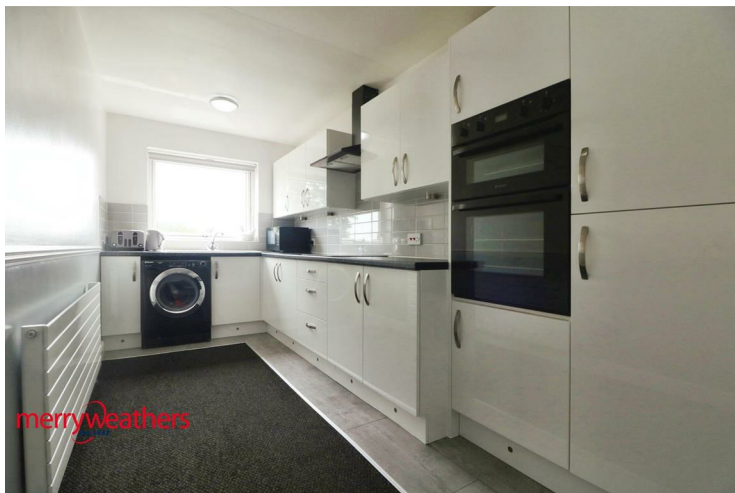
With a front facing UPVC entrance door, central heating radiator and stairs raising to the first floor accommodation.

### Lounge 11'5" x 13'1" (3.48 x 4.00)



With a front facing UPVC window, wall mounted electric fire, decorative coving to the ceiling, under stairs built in storage cupboard and central heating radiator. The room benefits from natural décor and carpet to flooring.

### Kitchen 6'7" x 17'8" (2.03 x 5.41)



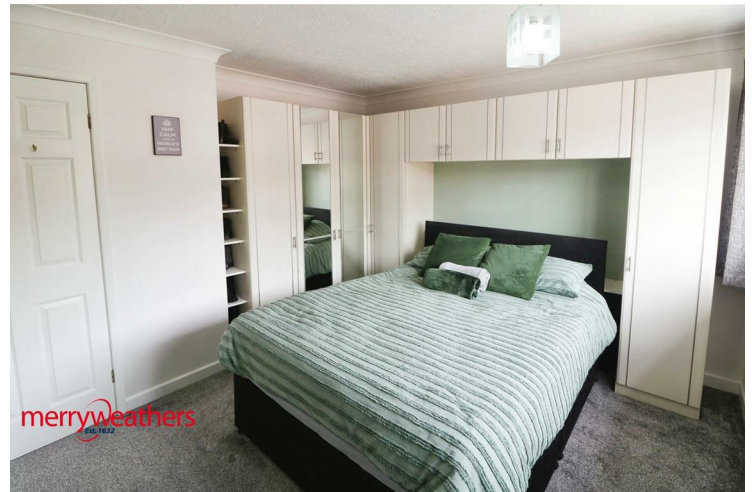
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and integrated appliances to include an electric oven and hob with hood above.

### Dining Room 6'10" x 17'9" (2.10 x 5.42)



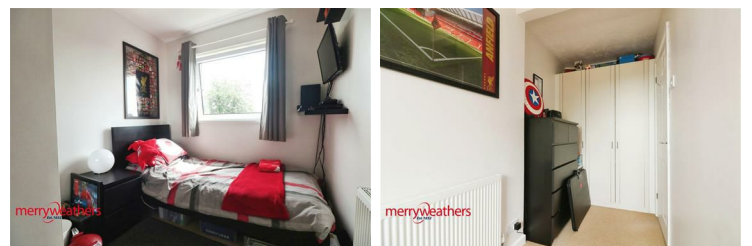
With rear facing UPVC French doors enjoying views out to the garden, decorative coving to the ceiling and a central heating radiator.

### Bedroom One 9'10" x 14'7" (3.02 x 4.47)



With a front facing UPVC window, central heating radiator and a range of comprehensive fitted wardrobes.

### Bedroom Two 7'1" x 13'10" (2.18 x 4.24)



With a rear facing UPVC window and central heating radiator. the bedroom also benefits from fitted wardrobes.

### Bedroom Three 12'1" x 6'4" (3.70 x 1.95)



With a facing UPVC window and central heating radiator. The bedroom is decorated neutrally with carpet to the flooring.

### Bedroom Four 6'5" x 9'6" (1.98 x 2.90)



With a rear facing UPVC window and central heating radiator. The bedroom is decorated neutrally with carpet to the flooring.

### Bathroom 14'0" x 5'8" (4.29 x 1.73)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Front Elevation



To the front of the property is a laid to lawn garden with a brick paved drive which provides access to the garage.

### Rear Elevation



To the rear of the property is a impressive large family garden mostly laid to lawn with patio area.

### Garage

With a up and over door, full lights and sockets and access door to the rear. The garage also houses the house boiler.

### Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

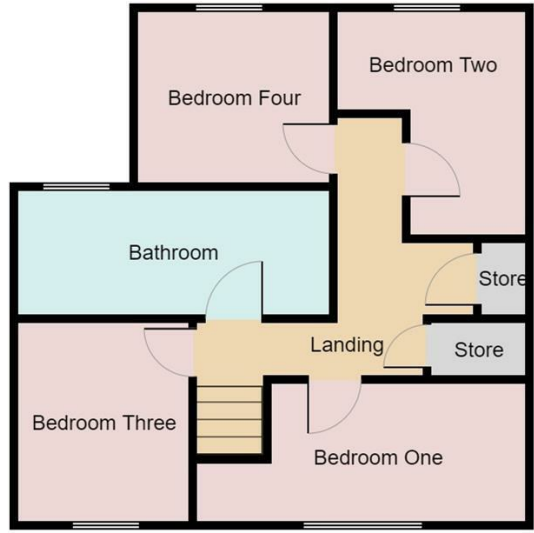
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

# Floor Plan



Ground Floor

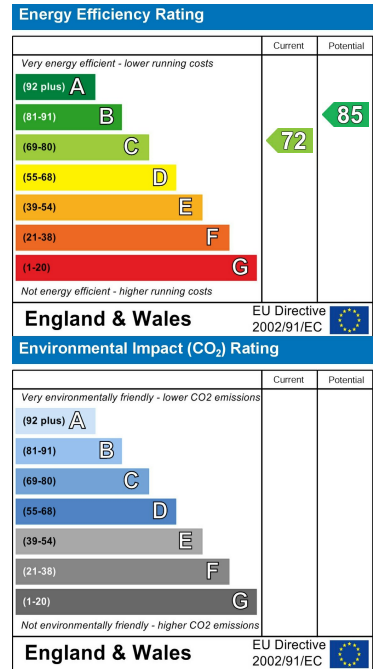


First Floor

# Area Map



# 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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