



123 Birkwood Avenue, Cudworth, Barnsley, S72 8JB

Offers In The Region Of £135,000

MERRYWEATHERS are pleased to offer to the market with NO VENDOR CHAIN this charming semi-detached property featuring three well-proportioned bedrooms, a well-equipped kitchen, two spacious reception rooms with ample natural light, and is conveniently located near public transport and local parks, making it ideal for families and couples.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

We are delighted to present to the market this charming semi-detached property, available for sale. The property boasts three well-proportioned bedrooms, a single kitchen, and two delightful reception rooms.

The three bedrooms are designed to provide comfort and convenience. The first and second bedrooms are double-sized, with the first bedroom offering substantial natural light and stunning views. The third bedroom is spacious and ideal for a single occupant, offering plenty of room to move and grow.

The property benefits from a well-equipped kitchen that is bathed in natural light. This makes for a pleasant and inviting cooking environment. The two spacious reception rooms each feature large windows, allowing an abundance of natural light to filter through and illuminate the space, creating a bright and airy atmosphere that is sure to impress. The second reception room also provides a gorgeous garden view, making it a perfect place to unwind and enjoy the scenic surroundings.

The property is located in an area that is well-serviced by public transport links and is in close proximity to local parks, making it an ideal home for families and couples alike. It offers a harmonious blend of convenience and tranquillity, making it an excellent choice for those seeking a balance of city and suburban living.

In summary, this semi-detached property offers a unique opportunity to acquire a home that combines space, light and a great location. We encourage interested parties to arrange a viewing to fully appreciate what this property has to offer.

Entrance Hall



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

Lounge 10'11" x 11'9" (3.33 x 3.59)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

Dining Room 11'10" x 13'1" (3.61 x 3.99)



With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

Kitchen 10'7" x 6'3" (3.25 x 1.92)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a

stainless steel 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, With central heating radiator and UPVC door to the rear garden.

WC 2'11" x 6'4" (0.89 x 1.94)



With a two piece suite comprising of a hand wash basin and low flush WC.

Bedroom One 13'0" x 12'4" (3.98 x 3.77)



With a rear facing UPVC window and central heating radiator. The room benefits from a built in storage cupboard which house the boiler.

Bedroom Two 10'10" x 9'10" (3.31 x 3.02)



With a front facing UPVC window and central heating radiator.

Bedroom Three 8'5" x 7'7" (2.58 x 2.33)



With a front facing UPVC window and central heating radiator.

Bathroom 6'0" x 6'3" (1.85 x 1.93)



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

Front Elevation



<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.

To the front of the property is a laid to lawn garden.

Rear Elevation



To the rear of the property is a large split level garden with patio area and brick built out building.

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: Driveway

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.

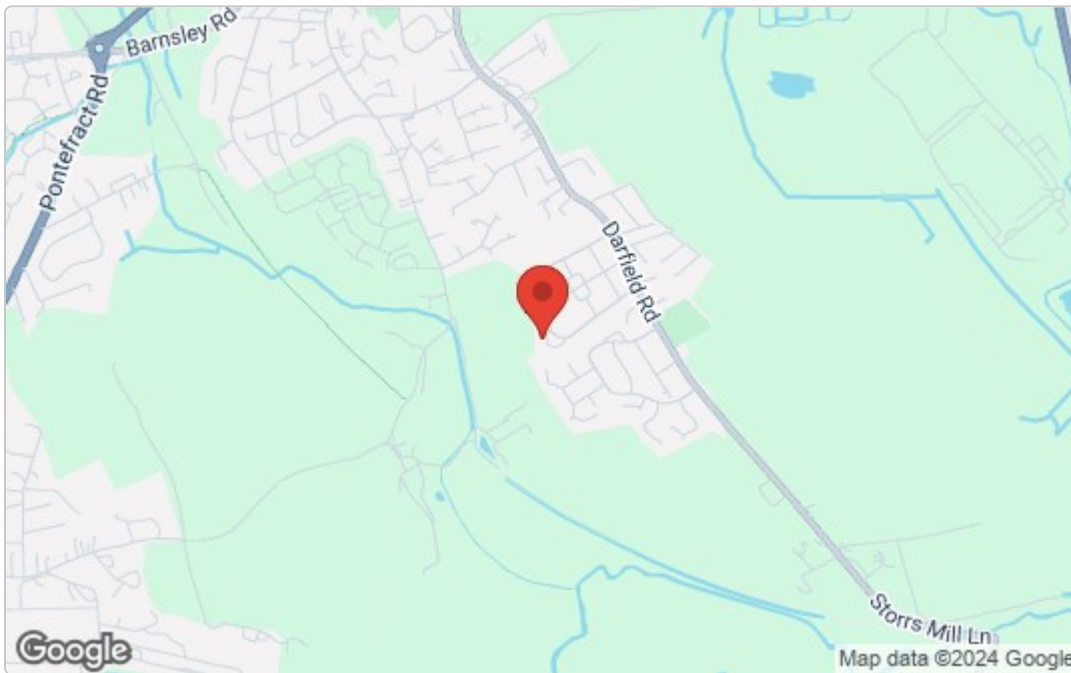
Floor Plan



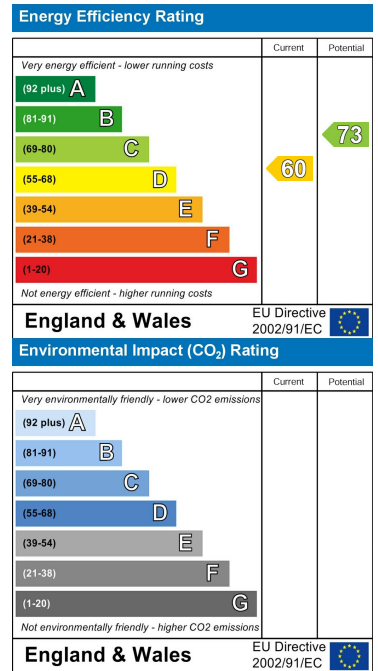
Ground Floor

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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