



58 Silverstone Avenue, Cudworth, Barnsley, S72 8LY

Offers In The Region Of £200,000

This immaculate semi-detached house, recently renovated with three spacious bedrooms and a beautiful garden, offers modern living in a tranquil, community-focused location near schools and amenities, making it ideal for families and couples.

Call MERRYWEATHERS on 01226 73085 to arrange your viewing today.

Property Introduction

Introducing an immaculate semi-detached house on the market for sale, nestled in a quiet location with a strong local community. This property is in proximity to schools and local amenities, making it an ideal setting for families and couples alike.

This recently renovated residence holds three spacious bedrooms. The first two offer ample space for a double bed, while the third bedroom is also roomy, with all bedrooms benefitting from the renovation. The property further features a newly refurbished bathroom, complete with modern fittings and finishes to provide a comfortable and luxurious bathing experience.

The house also boasts a generous reception room adorned with large windows that flood the room with natural light, creating a bright and airy environment. The reception room has been refurbished to a high standard, making it the perfect space for relaxation and socialising.

The property is equipped with a single kitchen, which enjoys an abundance of natural light. The kitchen also serves as a dining space, presenting the perfect spot for family meals and entertaining guests. Like the rest of the house, the kitchen has also undergone a recent refurbishment, resulting in a modern and stylish space.

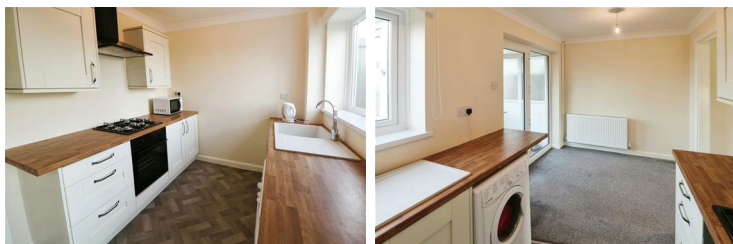
One of the unique features of this property is its beautiful garden. This outdoor space offers potential for landscaping and outdoor activities, further accentuating the appeal of this residence.

Lounge



With a NEW front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation. The lounge offers decorative coving to the ceiling with neutral décor and carpet to the flooring.

Kitchen Diner



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, With central heating radiator and space for a dining table and chairs.

Bedroom One



With a front facing UPVC window and built in storage area which houses the boiler, The bedroom is of double size and features decorative to the ceiling, neutral décor and carpet to the flooring. The room also hosts a central heating radiator.

Bedroom Two



With front and rear UPVC windows, the room is of doubles size featuring neutral décor and carpet to the flooring. There is also a central heating radiator.

Bedroom Three



With a rear facing UPVC window and central heating radiator. the bedroom benefits from neutral décor with carpet to the flooring.

Bathroom



With a three piece suite comprising of a bath, pedestal hand wash basin, low flush WC, central heating radiator and rear facing opaque UPVC window.

Front Elevation



To the front of the property is a laid to lawn garden with drive way which provides off road parking for two vehicles.

Rear elevation



To the rear of the property is a family sized laid to lawn garden with timber storage shed.

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. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

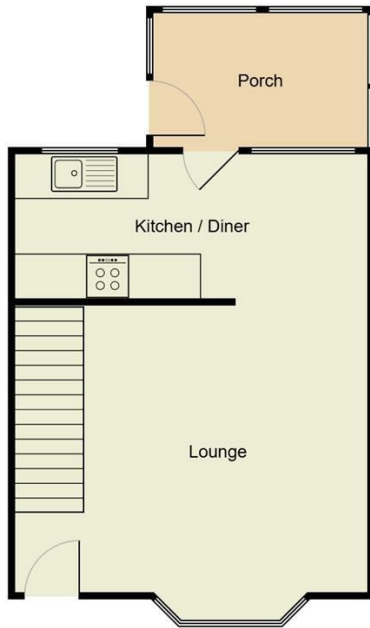
Coal mining area South Yorkshire is a mining area

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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