

# HUNTERS®

HERE TO GET *you* THERE



# HUNTERS®

HERE TO GET *you* THERE

3 Silverstone Avenue, Cudworth, Barnsley, S72 8LY

3 Silverstone Avenue, Cudworth, Barnsley, S72 8LY

£247,000

Located at the entrance to Silverstone Avenue in the well served village of Cudworth, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and character. Set on a sizeable corner plot of land, it boasts a lovely large garden, ideal for relaxation and outdoor activity. Inside, the home offers spacious living ideal for families and downsizers alike.

You enter the home from a driveway with a detached garage, together offering off-road parking for multiple vehicles. Once inside, you will find an open-plan kitchen dining area ideal for anyone who enjoys cooking and entertaining. Through double doors, the dining area itself opens to the rear of the property. To the left you enter the beautifully crafted kitchen with integrated appliances, Belfast sink and large amount of storage.

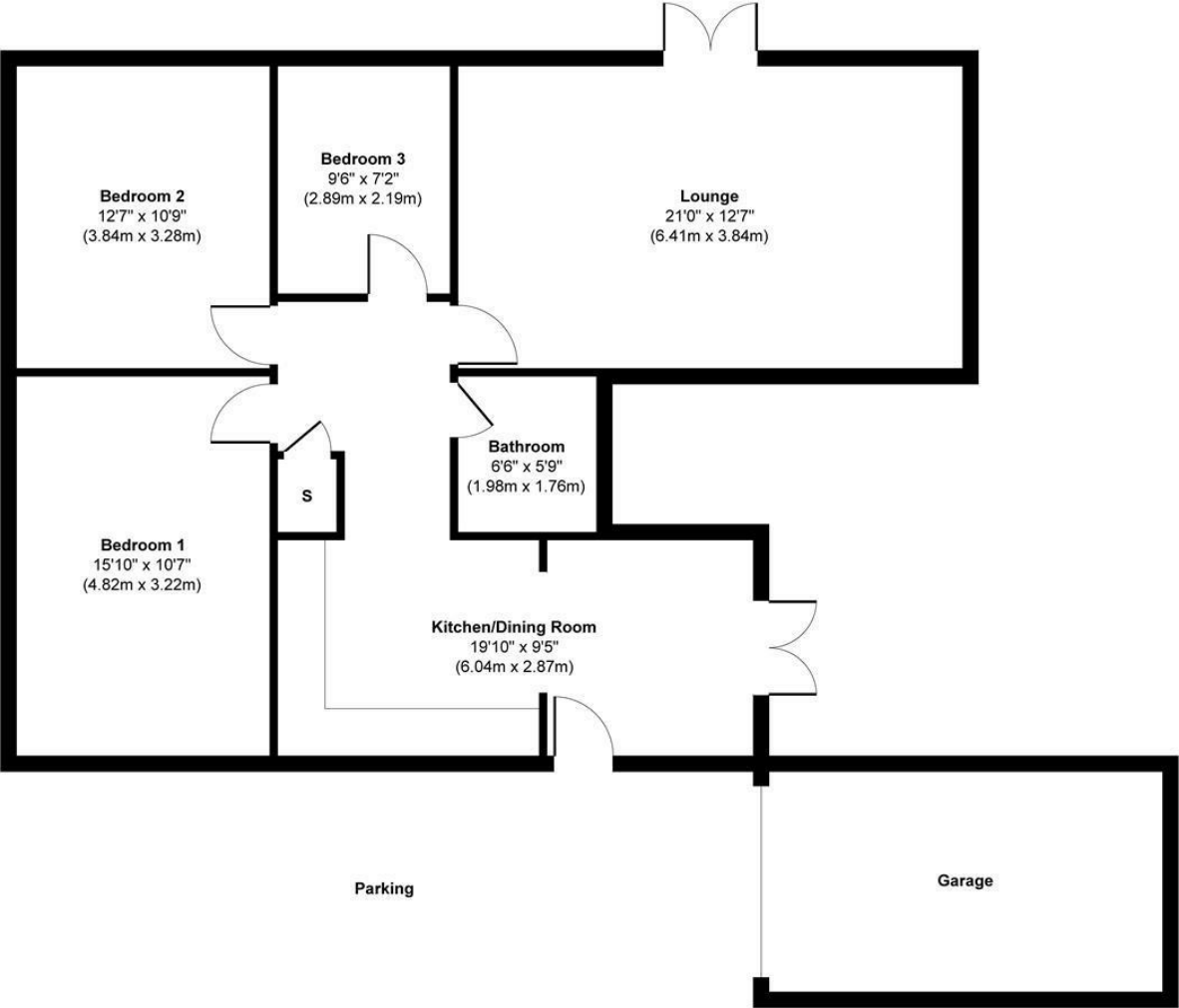
Leaving the kitchen, you have a small hallway, the hub and link to the rest of this deceptively large home. An open arched doorway invites into the large living room, a naturally bright open space with windows to either side, and double doors opening to a patio area alongside the large south-facing garden.

The first of the three bedrooms, originally the lounge, is larger than found in many comparable properties. It retains the original feature fire-surround and is front facing, with privacy provided by the outdoor planting. Two remaining bedrooms are also well proportioned and provide space perfect for family or guests. The bathroom completes the accommodation and is located with convenient access for all. Finally, a storage area also houses a recently installed new central heating boiler.

This spacious property, offered with no chain, is an excellent opportunity for anyone wanting to settle into a peaceful area within easy reach of the amenities provided by the village. Don't miss the chance to make this your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com

Silverstone Avenue, Cudworth



Approx. Gross Internal Floor Area 945 sq. ft / 87.87 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

Entrance

Garage

Kitchen and dining room

19'9" x 9'2"

Lounge

21'0" x 12'7"

Bedroom 1

10'6" x 15'9"

Storage

Bathroom

5'9" x 6'5"

Bedroom 2

10'9" x 12'7"

Bedroom 3

7'2" x 9'5"

| 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<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









# HUNTERS®

HERE TO GET *you* THERE

