



PRICE GUIDE

**£160,000**

**Carrs Avenue**

Cudworth, Barnsley, S72 8FY

## PROPERTY SUMMARY

Unexpectedly back on the market, this nearly new townhouse on the modern Carrs Avenue development in Cudworth, Barnsley, offers a superb blend of contemporary living and everyday comfort. Built in 2019 and spanning approximately 614 sq ft, the property features two well-proportioned bedrooms, both with fitted wardrobes that provide excellent storage. The light and airy reception room creates an inviting space ideal for relaxing or entertaining, while the modern bathroom is stylishly finished for convenience and comfort.

A standout feature of this home is the low-maintenance AstroTurf rear garden, perfect for enjoying sunny days, dining outdoors, or hosting friends and family. The property also benefits from parking for up to three vehicles—a rare advantage in such a peaceful residential location.

Situated in a quiet and desirable area, the home enjoys excellent commuting links, making it an ideal choice for professionals, first-time buyers, or small families seeking a modern retreat with easy access to local amenities and transport routes. This property represents a fantastic opportunity to secure a stylish home in a sought-after location. Don't miss your chance to make this charming townhouse your own.

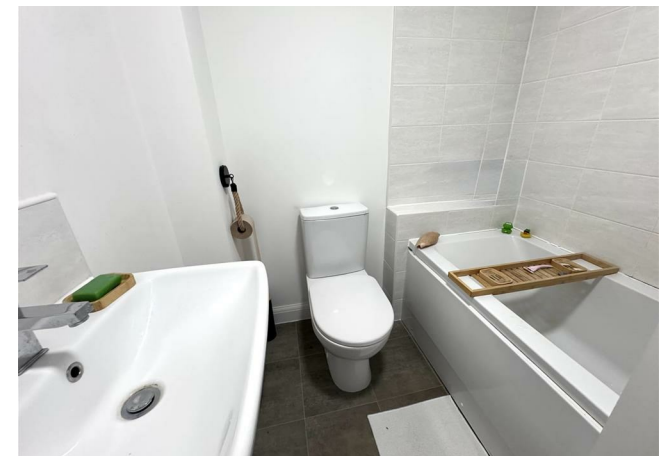
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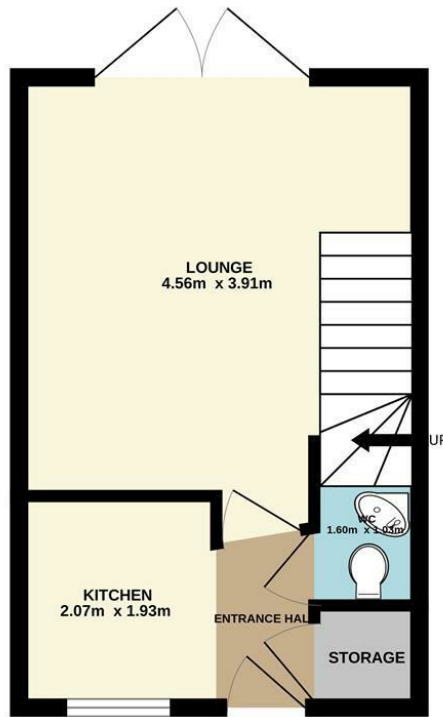


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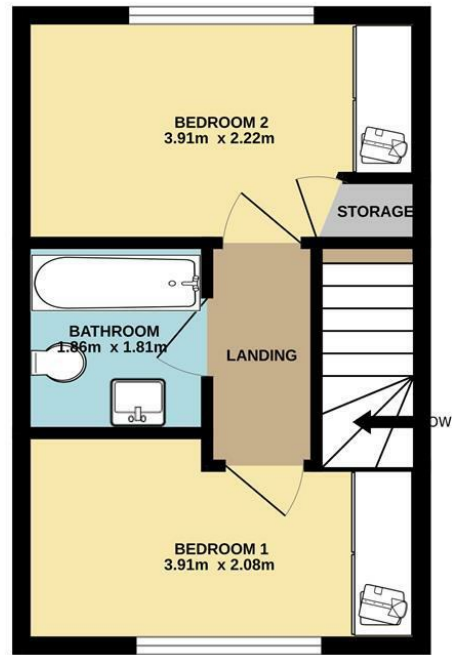




GROUND FLOOR  
24.1 sq.m. approx.



1ST FLOOR  
24.1 sq.m. approx.



TOTAL FLOOR AREA : 48.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**

Barnsley MBC

**TENURE**

Freehold

**EPC RATING**

B

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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