



## Cawthorne Road, Barugh Green, Barnsley, S75 1LQ Asking Price £60,000

Council Tax: A      Tenure: Freehold



**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*** Situated on Cawthorne Road in the charming area of Barugh Green, Barnsley, this delightful one-bedroom end terrace stone cottage presents an excellent opportunity for first-time buyers or savvy investors. Located within walking distance of an array of amenities, a stones throw from the Cawthorne Estate, serviced by good public transport links and only a few minutes drive to the M1.

The property boasts generous dimensions throughout, with a modern kitchen and bathroom, ensuring that you can enjoy contemporary living in a characterful setting. The cottage features a cellar that doubles as a utility room, providing ample storage space and practicality for everyday life. Its great commuter location means that you will have easy access to local transport links, making it ideal for those who travel for work or leisure. With no upward chain, the property is ready and waiting for you to move in!

- 1 BED STONE COTTAGE
- OPEN PLAN LIVING SPACE
- CONVERTED CELLAR OFFERING PLENTY OF STORAGE
- CLOSE TO AMENITIES
- COUNCIL TAX BAND A
- GENEROUS DIMENSIONS
- MODERN FIXTURES AND FITTINGS
- GOOD COMMUTER LOCATION
- GREAT FIRST STEP OR PORTFOLIO ADDITION
- EPC RATING C

