



## 12 Newland Avenue

Cudworth, Barnsley, S72 8UZ

£180,000



Offered to the market with NO ONWARD CHAIN is this three-bedroom semi-detached home, occupying a popular position in Cudworth and offering fantastic potential for its next owner.

Requiring a degree of modernisation throughout, the property would ideally suit a buyer looking to put their own stamp on a home. The accommodation briefly comprises a lounge, separate dining room, kitchen and three bedrooms, offering excellent space for first-time buyers, families or investors alike.

Conveniently located close to local amenities, schools and everyday conveniences, the property also benefits from excellent transport links, with easy access to the A1 for those commuting. With plenty of potential and a sought-after location, this is an opportunity not to be missed. Early viewing is highly recommended.





GROUND FLOOR

ENTRANCE HALL

Having stairs rising to the first-floor landing.

LOUNGE

A spacious lounge benefiting from a front-facing bow-style double glazed window, laminate flooring, feature fireplace and radiator.

DINING ROOM

A well-proportioned dining room featuring a rear-facing double glazed window, laminate flooring, ample space for a dining table and radiator.

KITCHEN

Being semi open plan with the dining room via an archway, the kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink unit. There is space for appliances, a side-facing double glazed window and rear entrance door providing access to the outside.

FIRST FLOOR

BEDROOM ONE

A well-proportioned bedroom benefiting from a front-facing double glazed window, fitted storage and radiator.

BEDROOM TWO

A further double bedroom featuring a rear-facing double glazed window and radiator.

BEDROOM THREE

A good-sized third bedroom benefiting from a double glazed window and radiator.

WET ROOM

Comprising a shower, wash hand basin and wc, rear facing double glazed window with obscure glazing.

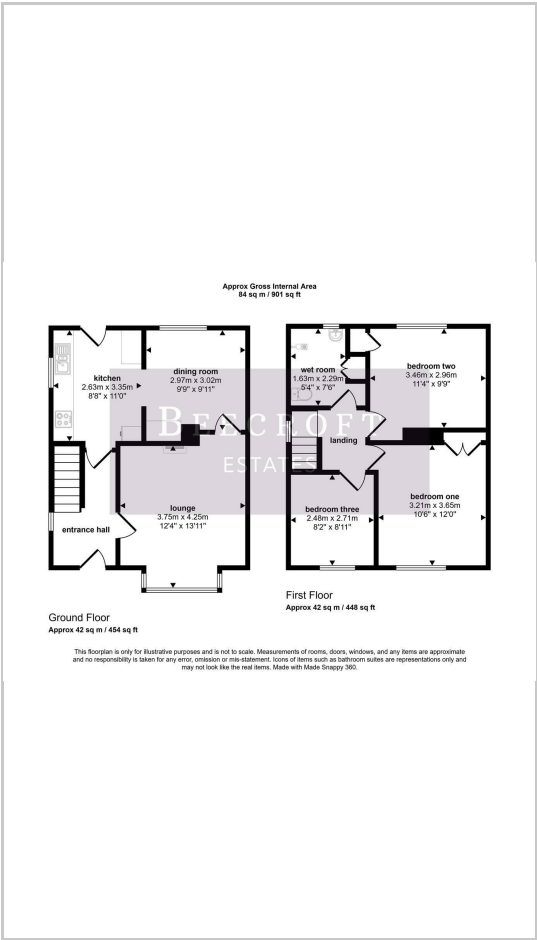
OUTSIDE

To the front of the property is a garden area which could easily be converted to provide off-road parking, subject to the necessary permissions. There is a shared driveway to the side, while to the rear is a garden area with useful outbuildings.

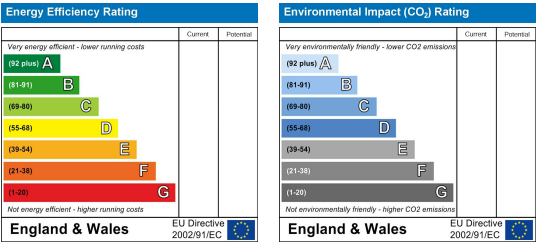
Area Map



Floor Plans



Energy Efficiency Graph



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