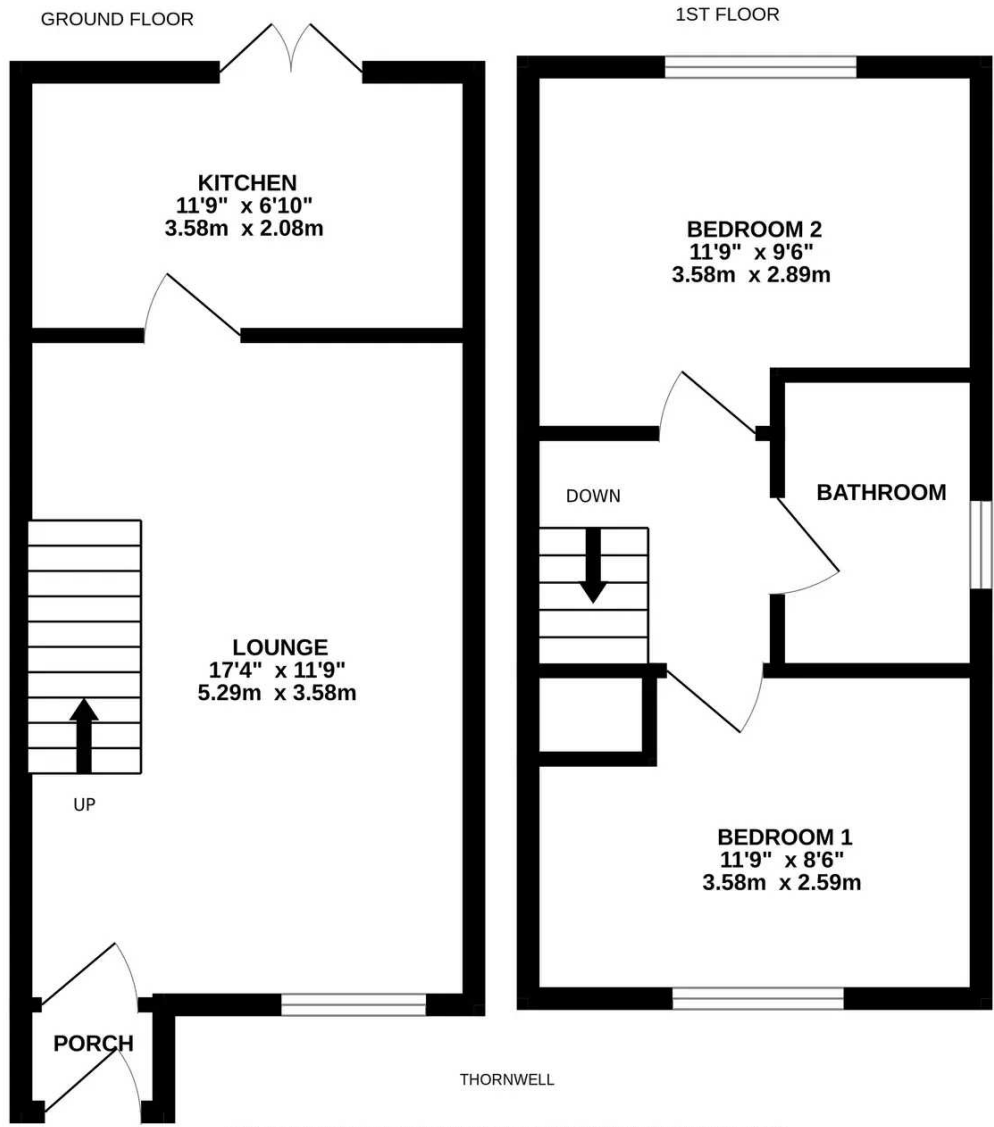




**Thornwell Grove, Cudworth, S72 8FD**

Barnsley

In Excess of **£150,000**



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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## Thornwell Grove

Cudworth, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS MODERN TWO BEDROOMED SEMI-DETACHED PROPERTY LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC YET WITHIN EASY REACH OF BARNSELY TOWN CENTRE AND CUDWORTHS MANY AMENITIES. With accommodation over two stories as follows to ground floor, entrance porch, living room, fitted kitchen with built in appliances. To the first floor there are two double bedrooms and modern family bathroom. Outside there is a driveway providing off street parking and well sized enclosed garden to rear. An early viewing is advised please call 01226 731730 to arrange.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN
- NO VENDOR CHAIN
- MODERN BATHROOM
- MUST BE VIEWED







### ENTRANCE PORCH

Entrance gained via uPVC and decoratively glazed door into entrance porch with ceiling light, central heating radiator and a door leading into the living room.

### LIVING ROOM

11' 9" x 9' 6" (3.58m x 2.90m)

A front facing reception space with inset ceiling spotlights, central heating radiator, uPVC double glazed window to front and staircase rising to first floor with useful storage cupboard underneath.

### KITCHEN

11' 9" x 6' 10" (3.58m x 2.08m)

A door from the living room opens through to the kitchen. A fitted kitchen with a range of wall and base units in a high gloss white with contrasting laminate worktops, tiled splashbacks and wood effect laminate flooring. Integrated appliances in the form of; electric oven, four burner electric hob with chimney style extractor fan over. There is space for an American style fridge freezer, plumbing for a washing machine, space for tumble dryer and stainless steels sink with chrome mixer tap over. There is a ceiling light, central heating radiator and twin French doors in uPVC giving access to rear garden.





## FIRST FLOOR LANDING

From the living room a staircase rises and turns to the first floor landing with spindle balustrade, ceiling light and access to loft via a hatch. Here we gain entrance to the following rooms.

## BEDROOM ONE

11' 9" x 9' 6" (3.58m x 2.90m)

Having a bank of fitted wardrobes this double bedroom has inset ceiling spotlights, central heating radiator and uPVC double glazed window.

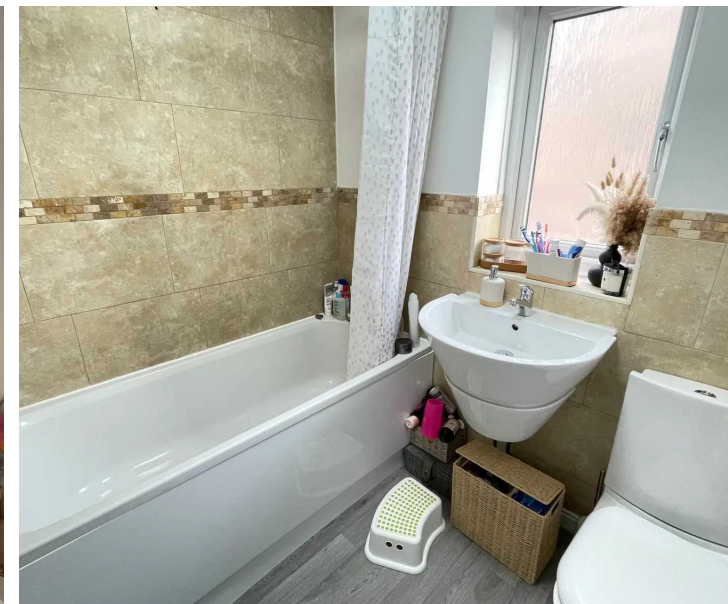
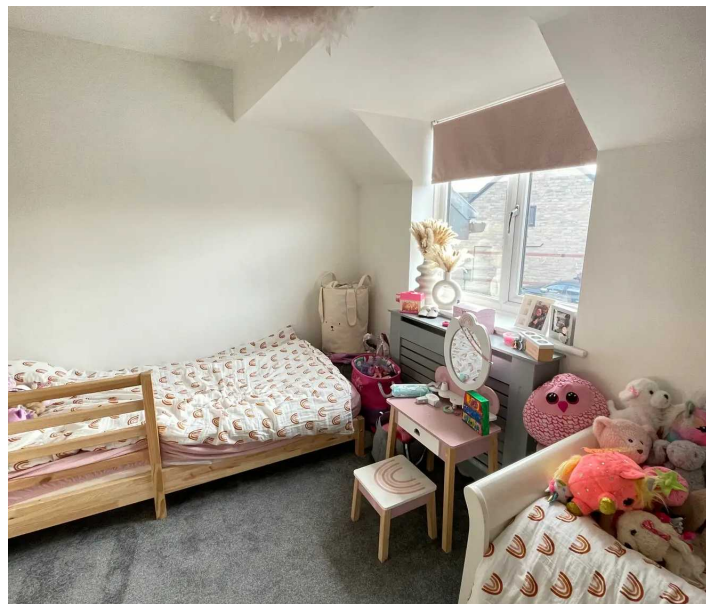
## BEDROOM TWO

11' 9" x 8' 6" (3.58m x 2.59m)

A further double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front and access to cupboard above the stairs.

## BATHROOM

Comprising a three-piece modern white suite in the form of; close coupled W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap and shower attachment over. There is a ceiling light, extractor fan, part tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to side.





## GARDEN

To the front is a low maintenance block paved area. To the side of the home is a tarmacked driveway providing off street parking for two vehicles, beyond which is an iron gate which opens onto the rear garden. A well sized rear garden fully enclosed with perimeter fencing, immediately behind the home is a blocked paved seating area and houses a shed. Beyond this is a lawned space and raised decked seating area.

### Driveway

2 Parking Spaces

To the side of the home is a tarmacked driveway providing off street parking for two vehicles.









## ADDITIONAL INFORMATION

EPC Rating is C and we are informed by the vendor that the property is freehold and the council tax band is B.

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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