

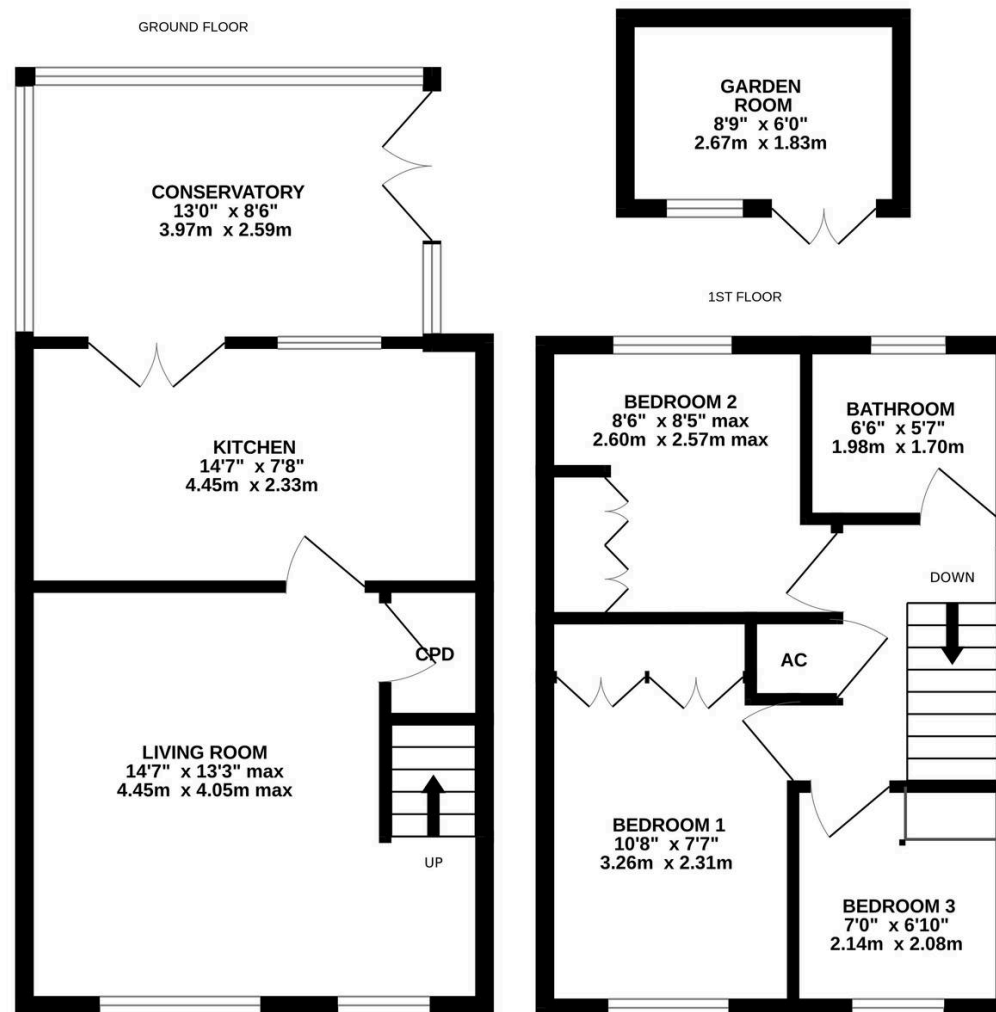


**Silverstone Avenue, Cudworth, S72 8LY**

Barnsley

In Excess of **£179,950**





SILVERSTONE AVENUE

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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## 68 Silverstone Avenue

Cudworth, Barnsley

LOCATED TOWARDS THIS QUIET RESIDENTIAL CUL DE SAC, WE OFFER TO THE MARKET THIS THREE BEDROOM EXTENDED SEMI DETACHED HOME WITH GARDENS TO FRONT AND REAR, DRIVEWAY, CAR PORT AND IMPRESSIVE OUT BUILDING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- QUIET RESIDENTIAL CUL DE SAC
- THREE BEDROOM
- EXTENDED SEMI DETACHED HOME
- GARDENS TO FRONT AND REAR
- CONSERVATORY
- MUST BE VIEWED
- POPULAR AREA





### **ENTRANCE**

Entrance gained via twin French doors in uPVC and double glazing into conservatory.

### **CONSERVATORY**

An addition to the home offering versatile reception space with uPVC double glazing to three sides under a pitched roof, there is ceiling light, central heating radiator allowing all year-round usage and tiled floor. Timber and glazed French doors then lead through to breakfast kitchen.

### **BREAKFAST KITCHEN**

With space for table and chairs if so desired, the kitchen itself has a range of wall and base units in a shaker style with laminate worktops and tiled splashbacks and wood effect laminate flooring. There is an integrated electric oven with electric HOB with extractor fan over, plumbing for a washing machine and space for further appliances and stainless-steel sink with chrome mixer tap over. There are inset ceiling lights, central heating radiator and wood effect laminate flooring, timber and glazed door leads through to living room.

### **LIVING ROOM**

A well proportioned principal reception space positioned to the front of the home, enjoying natural light via two separate uPVC double glazed windows, there is ceiling light, two central heating radiators, staircase rising to first floor with useful storage cupboard underneath.





### FIRST FLOOR LANDING

Staircase to first floor landing, has ceiling light, central heating radiator, spindle balustrade, access to airing cupboard housing hot water tank and access to loft via a hatch, there is uPVC double glazed window to the side and here we gain access to the following rooms;

### BEDROOM ONE

A double bedroom with fitted wardrobes, inset ceiling spotlights, central heating radiator and uPVC double glazed window.

### BEDROOM TWO

With fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear enjoying far reaching views over neighbouring properties.

### BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the front.

### BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap and shower attachment. There are inset ceiling spotlights, full tiling to walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.











## ADDITIONAL INFORMATION

The EPC Rating is a D, and we are informed by the vendor that the property freehold.

### COUNCIL TAX BAND

### 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### 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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For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## 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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