



30 Neville Avenue

Kendray, Barnsley, S70 3HG

**Guide Price £99,950**

 2
  0
  1
  E



# 30 Neville Avenue

Kendray, Barnsley, S70 3HG

**Guide Price £99,950**



## Entrance Porch

1.02 x 1.67 [3'4" x 5'5"]

## Lounge

4.58 x 3.37 [15'0" x 11'0"]

## Kitchen Dining

3.62 x 3.15 [11'10" x 10'4"]

## Bedroom One

3.64 x 3.37 [11'11" x 11'0"]

## Bedroom Two

3.64 x 3.15 [11'11" x 10'4"]

## Sun Room

2.57 x 1.98 [8'5" x 6'5"]

## Bathroom

3.15 x 2.62 [10'4" x 8'7"]

## Garage

## Outside

## Key Features

**Two Spacious Bedrooms:** Comfortable, well-proportioned bedrooms offering flexibility for use as a guest room, home office, or additional living space.

**Bright Living Area:** A welcoming living room with plenty of natural light, perfect for relaxing and entertaining.

**Fitted Kitchen:** A functional kitchen, providing ample storage and worktop space, with the potential for modern updates or redesign.

**Family Bathroom:** A clean and well-maintained bathroom with essential fixtures, offering the opportunity for renovation to suit modern tastes.

**Front and Rear Gardens:** Beautifully maintained front garden for curb appeal, and a private rear garden ideal for outdoor dining, gardening, or relaxation.

**Detached Garage:** Secure detached garage, providing excellent storage or workshop space, as well as secure parking.

**Driveway for Off-Road Parking:** Additional off-road parking space on the driveway, offering convenience for homeowners and visitors.

**Quiet Residential Location:** Situated in a peaceful area with easy access to local amenities, transport links, and schools.

**Potential for Modernisation:** While well-maintained, the property offers excellent potential for updates and personalisation to create a contemporary home.

**Perfect for downsizers, first-time buyers, or those seeking a manageable project,** this property provides charm, convenience, and future potential.

## Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarnsley.co.uk](http://www.psbarnsley.co.uk)

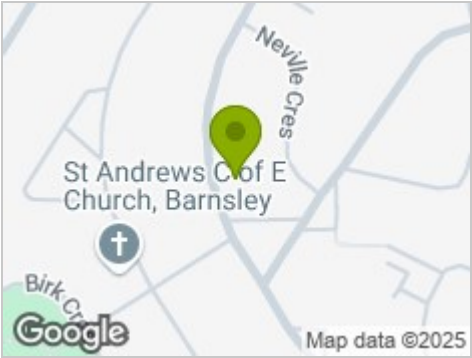
## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 62 Old Mill Lane  
Barnsley, S71 1PJ



Road Map



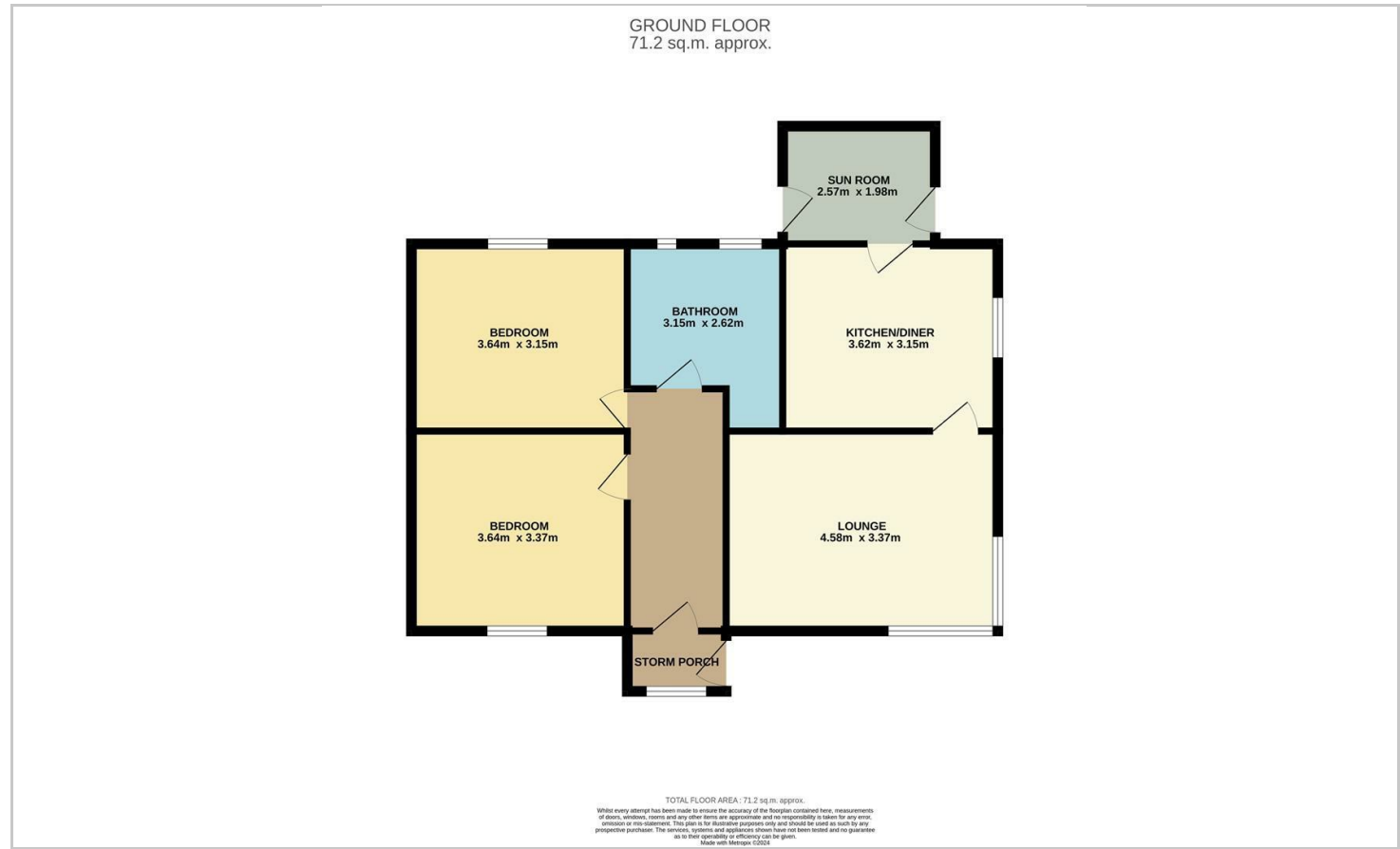
Hybrid Map



Terrain Map



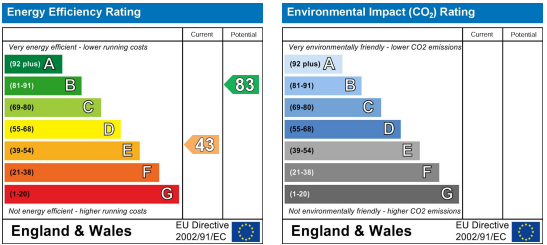
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

