



PRICE GUIDE

£160,000

Carrs Avenue

Cudworth, Barnsley, S72 8FY

PROPERTY SUMMARY

Located on the new build estate of Carrs Avenue, Cudworth, Barnsley, this nearly new townhouse offers a delightful blend of modern living and comfort. Built in 2019, the property spans an impressive 614 square feet and features two well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage space. The inviting reception room is light and airy, creating a welcoming atmosphere for both relaxation and entertaining. The contemporary bathroom is designed with modern fixtures, ensuring convenience for daily living. One of the standout features of this home is the AstroTurf garden to the rear, which offers a low-maintenance outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property boasts parking for up to three vehicles, a rare find in such a tranquil setting. Situated in a lovely quiet location, this townhouse benefits from excellent commuting links, making it an ideal choice for professionals or families seeking a peaceful retreat while remaining connected to nearby amenities and transport routes. This property presents a wonderful opportunity for those looking to settle in a modern, stylish home in a desirable area. Don't miss the chance to make this charming townhouse your own.

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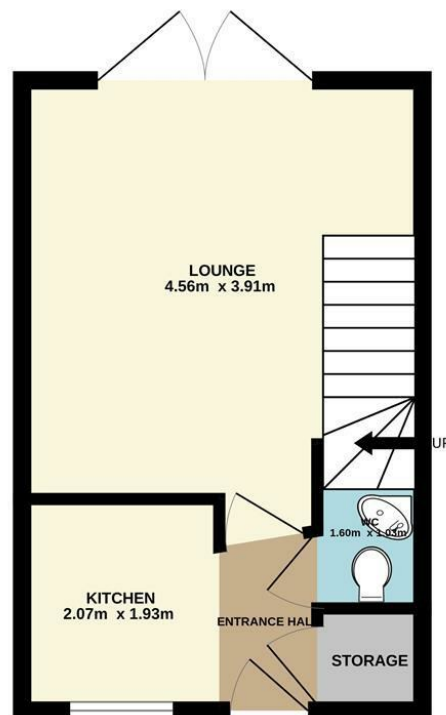


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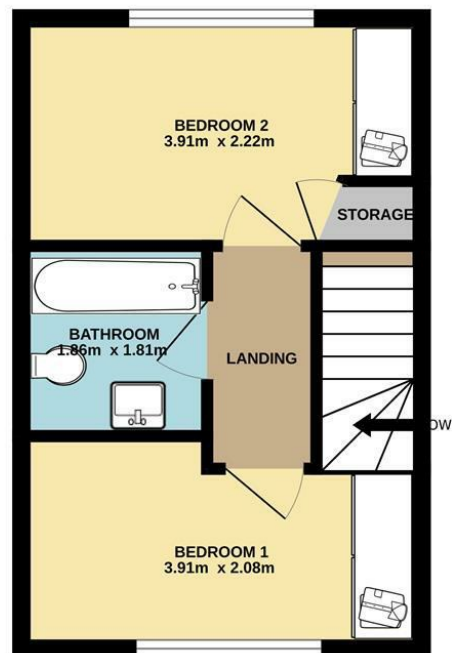




GROUND FLOOR
24.1 sq.m. approx.



1ST FLOOR
24.1 sq.m. approx.



TOTAL FLOOR AREA: 48.1 sq.m. approx.

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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LOCAL AUTHORITY

Barnsley MBC

TENURE

Freehold

EPC RATING

B

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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