



4 Belle Green Lane, Cudworth, Barnsley, S72 8LU

Offers In The Region Of £170,000

READY TO MOVE STRAIGHT IN!!

Merryweathers are pleased to offer to the market this fantastic THREE bedroom town house in the popular location of Cudworth Barnsley.

The property briefly comprises of a kitchen, lounge, downstairs WC, three bedrooms with en suite to the master, family bathroom and great outdoor space.

The property is in a great location for local amenities and would be ideal for a range of buyers including investors looking to expand their portfolio.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Entrance Hall



With a front facing UPVC door, central heating radiator and stairs raising to the first floor accommodation.

Kitchen 11'8" x 6'1" (3.58 x 1.87)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With integrated appliances to include under counter fridge, freezer and dishwasher.

Lounge 12'11" x 14'7" (3.94 x 4.46)



With rear facing UPVC French doors, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

WC 2'10" x 6'3" (0.87 x 1.92)



With a two piece comprising of a low flush WC, hand wash basin and central heating radiator.

Master Bedroom 21'9" x 9'5" (6.63 x 2.88)



With a front facing UPVC window and rear facing Velux window, two central heating radiators and comprehensive fitted wardrobes.

En Suite 5'8" x 6'11" (1.75 x 2.11)



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator.

Bedroom Two 12'11" x 9'7" (3.96 x 2.93)



With two rear facing UPVC windows and central heating radiator.

Bedroom Three 7'8" x 12'10" (2.35 x 3.93)



With two rear facing UPVC windows and central heating radiator.

Family Bathroom 6'6" x 6'2" (1.99 x 1.90)



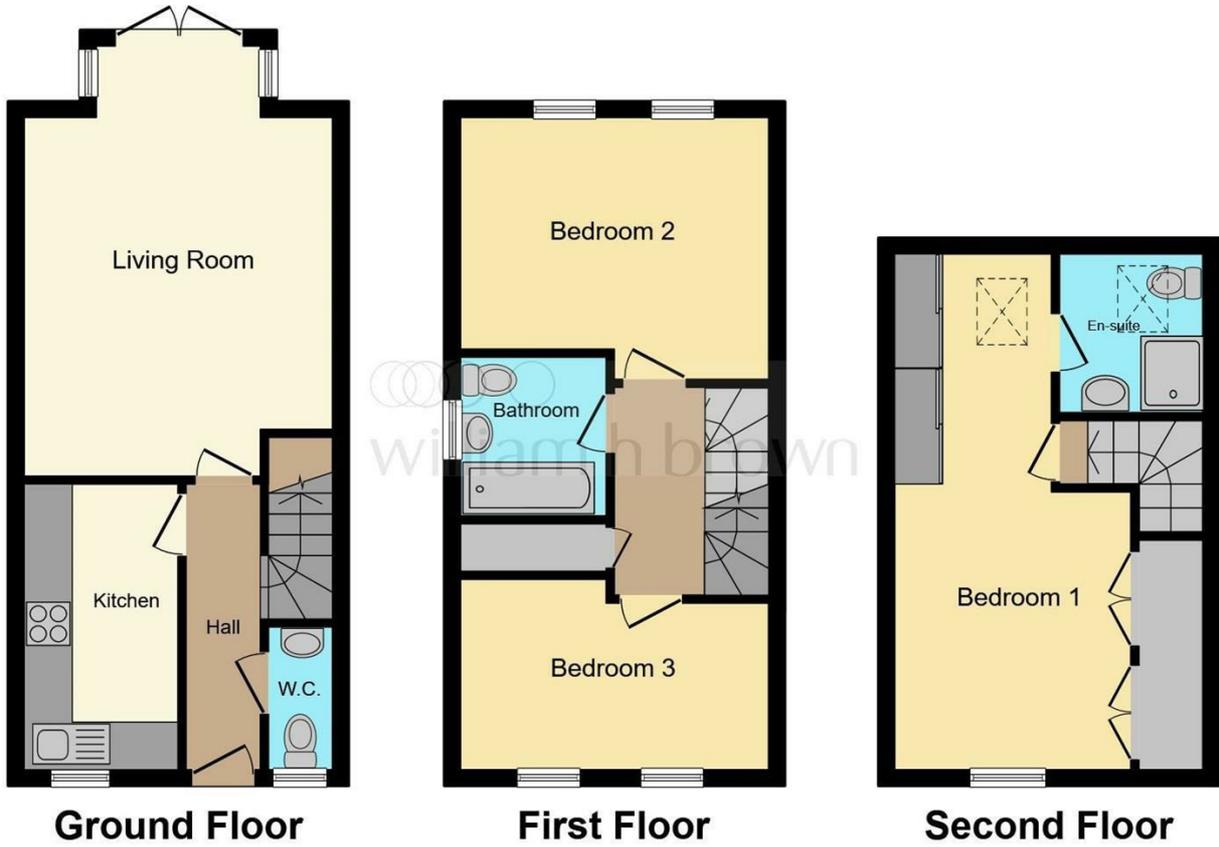
With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin, low flush WC and central heating radiator.

External



To the front of the property is a small laid to lawn garden. To the rear of the property is a laid to lawn garden with timber shed. The property also includes a covered allocated parking space.

Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 76 | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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