



## 95 Cherry Tree Street

Elsecar, Barnsley, S74 8DG

£125,000



Recently refurbished two-bedroom stone-fronted end terrace, presented in move-in ready condition and ideal for first-time buyers, downsizers, or investors alike.

Offering a potential rental income of approximately £750 PCM, this attractive home combines modern presentation with excellent convenience. Ideally located close to local amenities, the train station, transport links, schools, and supermarkets, everything you need is right on your doorstep.

Early viewing is highly recommended to fully appreciate what this fantastic property has to offer.



## GROUND FLOOR

### LOUNGE

A spacious lounge featuring a front-facing double glazed window and entrance door, complemented by wood-effect laminate flooring and a radiator, creating a bright and welcoming living space.

### BREAKFAST KITCHEN

Comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven with hob and extractor unit.

The room is finished with wood-effect laminate flooring and benefits from a rear-facing double glazed window and radiator, creating a practical and well-presented kitchen space.

### BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin. The room also benefits from a heated towel rail and a window with obscure glazing, providing both comfort and privacy.

## FIRST FLOOR

### BEDROOM ONE

Double bedroom with ample space for furniture, featuring a double glazed window and radiator, creating a bright and comfortable living space.

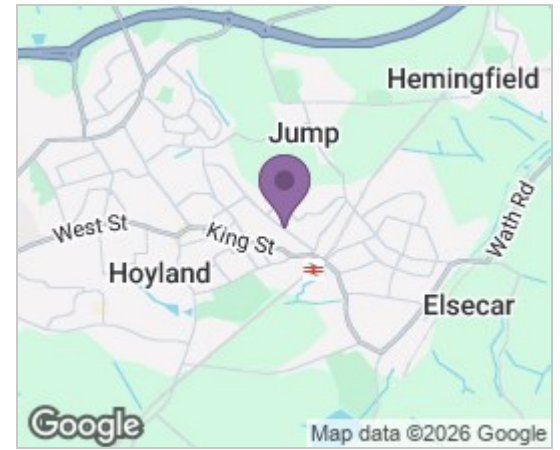
### BEDROOM TWO

Having a double glazed window and radiator, providing natural light and year-round comfort.

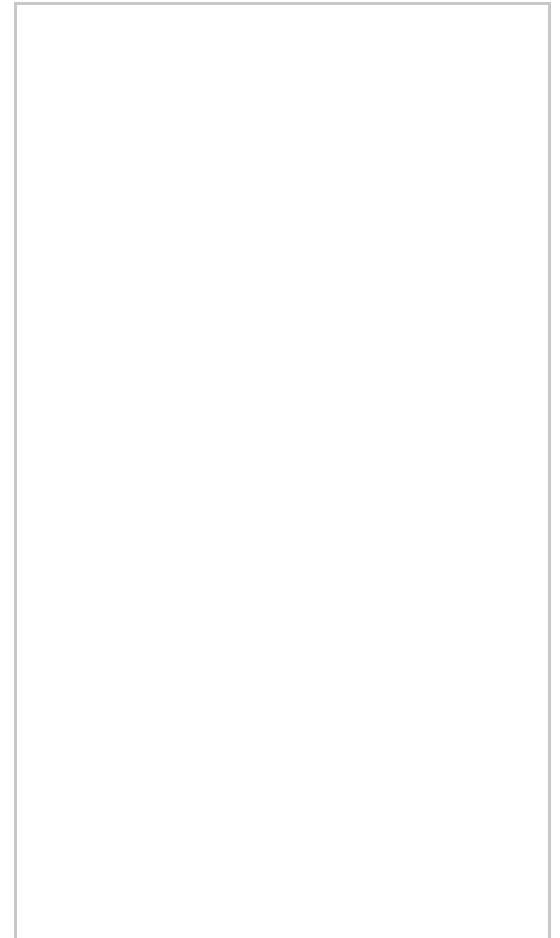
### OUTSIDE

To the outside is a rear yard which is of a good size, offering a useful and private outdoor space.

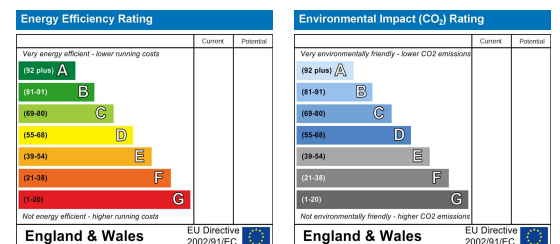
## Area Map



## Floor Plans



## Energy Efficiency Graph



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