

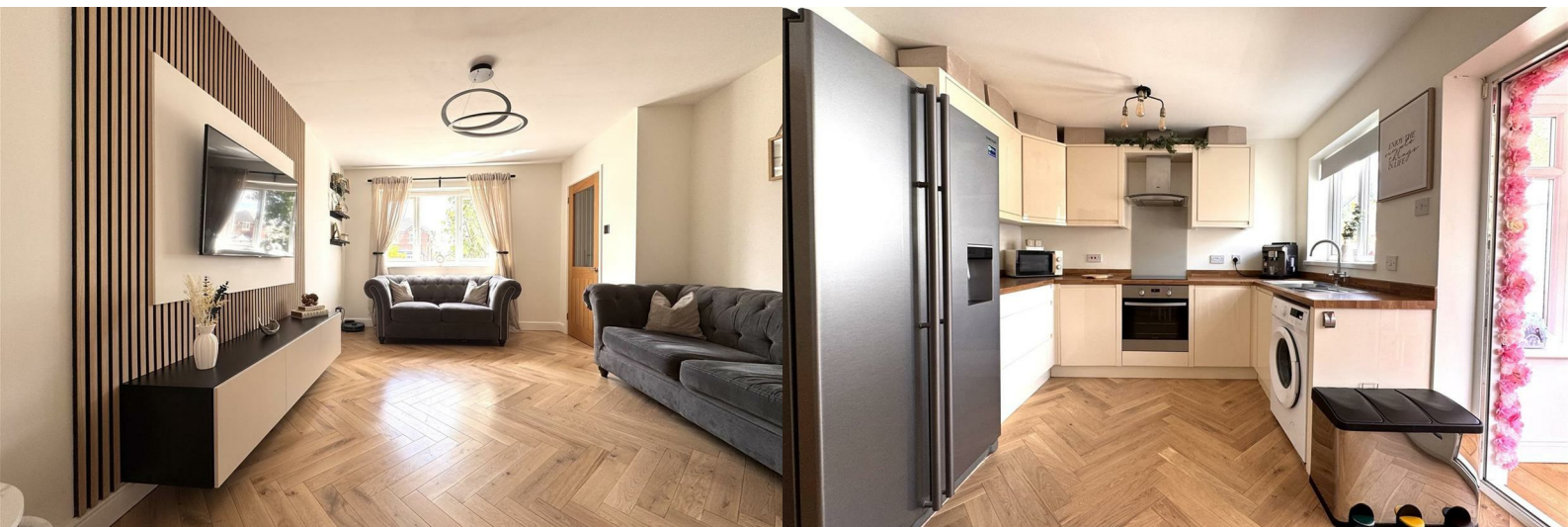


69 Newland Avenue

Cudworth, Barnsley, S72 8XB

Price Guide £219,950

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Entrance

Lounge

12'3" x 11'10" (3.75 x 3.61)

Kitchen Dining Room

14'11" x 9'10" (4.55 x 3.0)

Conservatory

11'4" x 7'8" (3.47 x 2.36)

Master Bedroom

11'10" x 8'7" (3.62 x 2.63)

En Suite Shower Room

6'3" x 4'5" (1.92 x 1.37)

Bedroom Two

8'7" x 8'4" (2.63 x 2.55)

Bedroom Three

9'3" x 6'3" (2.83 x 1.93)

Bathroom

6'3" x 5'6" (1.93 x 1.70)

Outside

Garage

20'4" x 9'6" (6.20 x 2.90)

Key Features

Three Generously Sized Bedrooms

Each bedroom is tastefully decorated with neutral tones and quality flooring.

The master bedroom boasts a stylish en-suite shower room, complete with modern tiling, a walk-in shower, vanity unit, and chrome fixtures.

Ample space for wardrobes and storage in all bedrooms, making it ideal for growing families.

Modern Family Bathroom

A sleek, fully tiled bathroom featuring a full-size bathtub, overhead shower, contemporary basin, and WC.

Chrome towel radiator and ambient lighting for a spa-like feel.

High-Specification Kitchen

A beautifully designed kitchen with integrated appliances, soft-close cabinetry, and premium worktops.

Plenty of storage and workspace, ideal for family cooking and entertaining.

Open-plan layout flows seamlessly into the dining area or conservatory.

Energy-Efficient Conservatory

A bright and airy space with energy-efficient glazing, making it usable all year round.

Perfect as a second lounge, playroom, or home office. French doors open directly onto the garden, blending indoor and outdoor living.

Low-Maintenance Garden with Astro Turf

Landscaped rear garden with high-quality artificial grass, ideal for children and pets.

Decked patio area perfect for outdoor dining and summer barbecues.

Fully enclosed for privacy and security.

Large Garage & Driveway

A large detached garage with power and lighting – ideal for storage, a workshop, or even a home gym.

Spacious driveway with off-road parking for multiple vehicles.

High Specification Throughout

Double glazing, gas central heating, and modern insulation for energy efficiency.

Stylish internal doors, quality flooring, and contemporary finishes throughout the home.

Prime Location in Cudworth

Situated in a quiet, family-friendly neighbourhood.

Just a short walk to local schools, making school runs easy.

Close to shops, bars, cafes, and essential amenities.
Excellent transport links to Barnsley town centre and surrounding areas.

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

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, 208 Barnsley Road, Cudworth
Barnsley, S72 8UJ



Road Map



Hybrid Map



Terrain Map



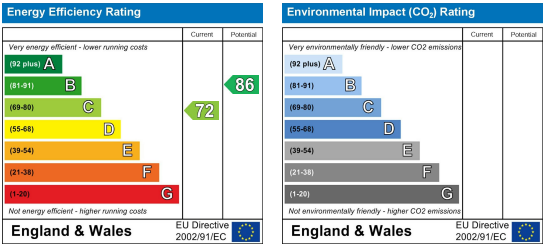
Floor Plan



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



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