

Saxton Mee



Sheffield Road Penistone Sheffield S36 6HF
Guide Price £100,000

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GUIDE PRICE £100,000-£110,000 ** FREEHOLD ** NO CHAIN
** In need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes is this stone fronted, three bedroom terrace property which benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises uPVC front door which opens into the lounge. A door then opens into the kitchen with a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated double electric oven along-with plumbing for a washing machine. Under stair pantry with fitted shelving. Rear entrance lobby with radiator and rear entrance door. Access into the three piece suite bathroom. From the kitchen, a staircase rises to the first floor landing with access into the three bedrooms.

- EXCITING OPPORTUNITY
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- LOUNGE, KITCHEN & DOWNSTAIRS BATHROOM
- WELL REGARDED LOCAL SCHOOLS
- AMENITIES CLOSE-BY
- EXCELLENT LINKS FOR COMMUTERS
- PUBLIC TRANSPORT





OUTSIDE

A low wall encloses a front forecourt which sets the property back from the road. Shared access leads to the rear forecourt. Brick built outbuilding.

LOCATION

Penistone centre offers a number of local amenities including a comprehensive range of shops, pubs, eateries and recreational activities. The surrounding schools are heralded with an exceptional reputation which cover all age groups, including Penistone Grammar School. The property is incredibly well served with the M1 motorway network within close proximity which provide access to Leeds, Sheffield and Manchester. On the cusp of open countryside and in close proximity the Pennine Trail.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	67	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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	64	84