



Wentworth Mews Penistone Sheffield S36 9UZ
Guide Price £210,000

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** NO CHAIN ** Situated in this quiet and highly regarded location is this three bedroom townhouse which has a fully enclosed rear garden and benefits from a double-width block paved driveway, uPVC double glazing and gas central heating. The property has been well-kept by the current owners but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Located within easy walking distance of Penistone centre, amenities, schooling and the train station.

Neutrally decorated throughout, the living accommodation briefly comprises front entrance door which opens into the open plan kitchen/diner. The kitchen has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a cupboard under the stairs and tiled flooring. A door then opens into the lounge which has built-in storage under the open plan staircase and a sliding patio door opening onto the rear garden and a patio.

From the lounge, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master is to the rear aspect and has fitted wardrobes and a bay window enjoying the attractive views. Bedroom two and three are to the front aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM TOWNHOUSE
- KITCHEN/DINER
- LOUNGE WITH A SLIDING PATIO DOOR
- THREE PIECE SUITE BATHROOM
- DOUBLE-WIDTH BLOCK PAVED DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- TRANS PENNINE TRIAL
- CLOSE TO ASSOCIATED AMENITIES
- CLOSE TO HIGHLY REGARDED SCHOOLING
- CLOSE TO TRANSPORT LINKS





OUTSIDE

To the front of the property is a double-width block paved driveway. A gate opens to the fully enclosed rear garden which is mostly laid to lawn and has a patio and garden shed.

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 B.

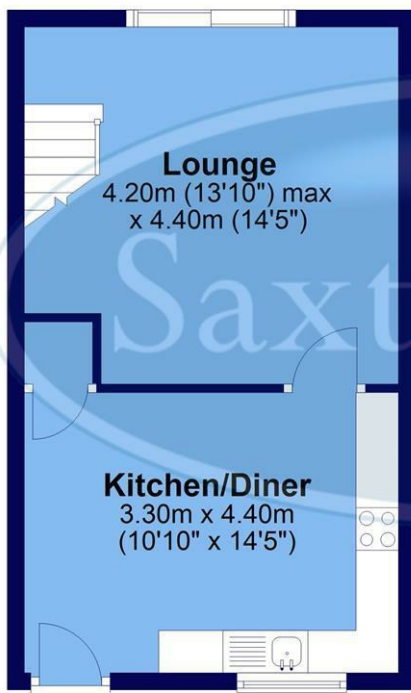
VALUER

Greg Ashmore MNAEA

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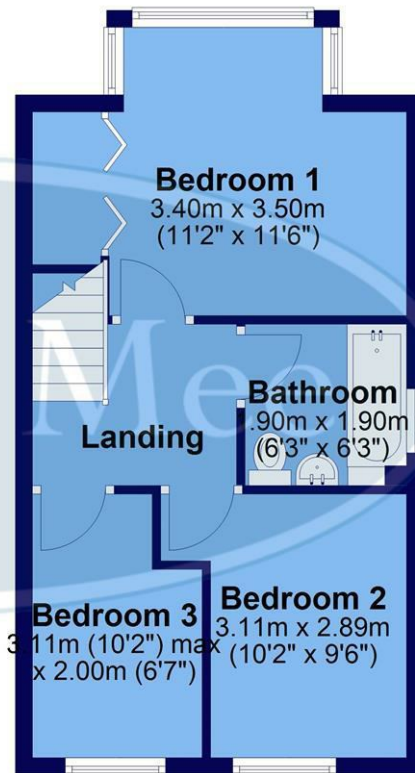
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 sq. feet)

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

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