



Unwin Street Penistone Sheffield S36 6EH
Guide Price £180,000

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GUIDE PRICE £180,000-£190,000 ** FREEHOLD ** An exceptionally well presented and generously proportioned three double bedroom stone fronted terrace property, which is positioned within immediate walking distance of this popular Pennine Market town. The property has recently undergone a programme of renovation and benefits from fully going over the passageway, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite entrance door into the lounge which has the original ceiling coving, while the focal point is the gas fire. A door then opens into the open plan kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, fridge, the wall mounted gas boiler and housing and plumbing for a washing machine. There is a rear composite stable entrance door and access to steps which descend to the cellar and this offers useful storage and has the original stone table.

From the kitchen, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The principal bedroom is an excellent size being the full width of the property and has two windows to the front. Bedroom two is to the rear aspect. The stylish bathroom has a LED mirror and a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

A further staircase rises to the second floor and large attic style bedroom three which has a Velux window and eaves storage.

- THREE DOUBLE BEDROOMS
- LOUNGE & KITCHEN/DINER
- CELLAR USEFUL FOR STORAGE
- THREE PIECE SUITE BATHROOM
- REAR GARDEN
- M1 ACCESS
- HIGHLY REGARDED SCHOOLS
- PENNINE MARKET TOWN
- LOCAL SERVICES & AMENITIES
- OPEN COUNTRYSIDE





OUTSIDE

A low wall encloses a front garden area. Shared access leads to the rear garden which includes a lawn, planted areas, 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.

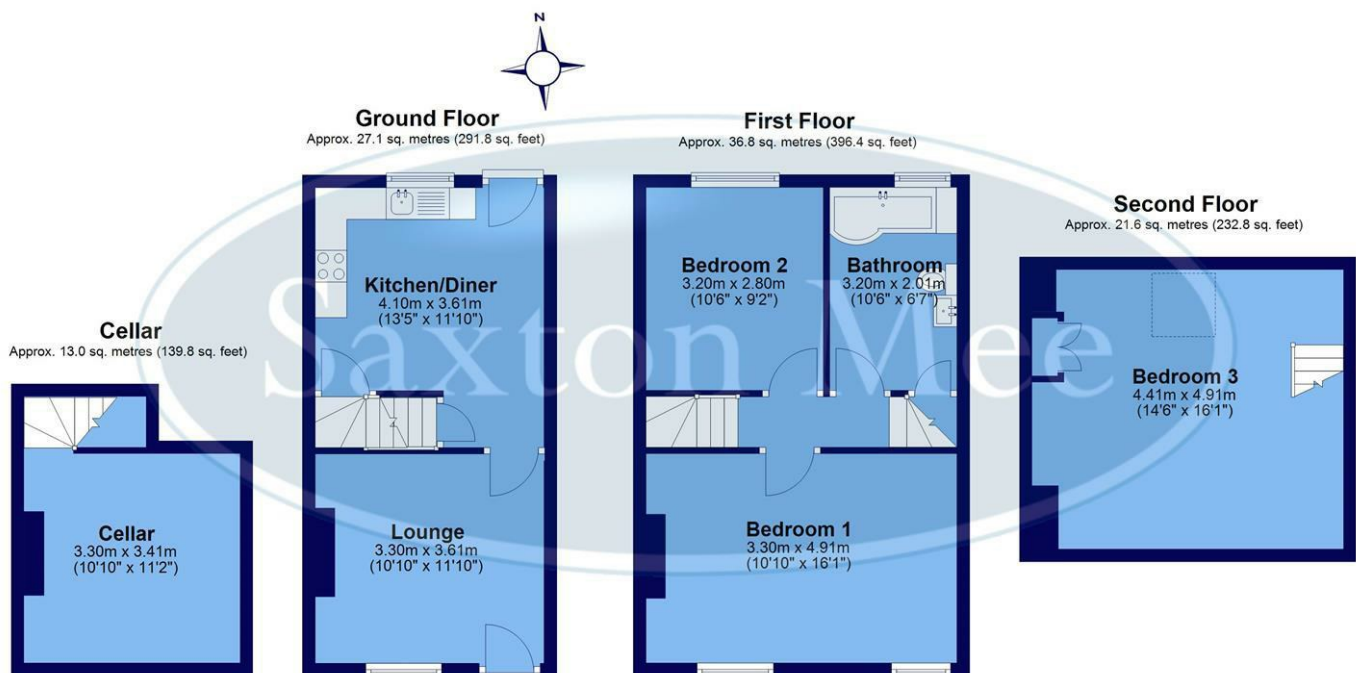
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



Total area: approx. 98.6 sq. metres (1060.8 sq. feet)

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

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