



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Pengeston Road, Penistone, Sheffield, S36 6GW

Offers Over £210,000

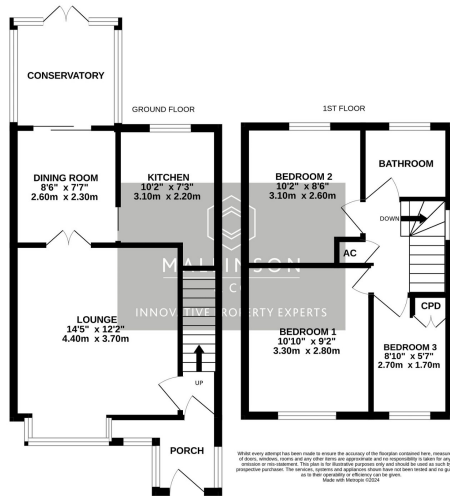
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- SEMI DETACHED
- 3 BEDROOMS
- CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- POTENTIAL TO CREATE AN OPEN PLAN KITCHEN
- LANDSCAPED GARDEN & DECKING TO FRONT & REAR
- DETACHED GARAGE & OFF STREET PARKING
- SECLUDED POSITION WITH EASY ACCESS TO PENNINE TRAIL
- WITHIN WALKING DISTANCE OF PENISTONE CENTRE
- IDEALLY SUITED TO A COUPLE OR FAMILY AMENITIES



TAKE A LOOK AT THIS ... SET IN A SECLUDED POSITION IS THIS WELL PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY WITHIN MINUTES WALK OF PENISTONE CENTRE. THE PROPERTY IS WELL PRESENTED THROUGHOUT, FEATURING AN ENCLOSED REAR GARDEN, DETACHED GARAGE, OFF STREET PARKING AND IS IDEALLY SUITED TO THE FIRST TIME BUYER OR YOUNG FAMILY PURCHASER.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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