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INNOVATIVE PROPERTY EXPERTS

# 7 St. Juliens Way, Cawthorne

Offers Over £465,000

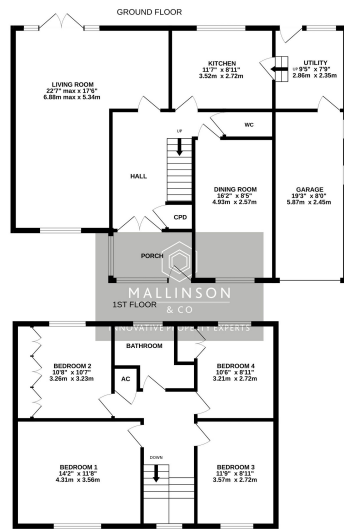
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TAKE A LOOK AT THIS. SITUATED IN THE HIGHLY ACCLAIMED AND AWARD-WINNING VILLAGE OF CAWTHORNE IS THIS DECEPTIVELY SPACIOUS 4-BEDROOM DETACHED HOME ON THIS HIGHLY REGARDED ST JULIEN'S WAY. THE PROPERTY OFFERS A WEALTH OF SCOPE TO REDEVELOP AND REMODEL AND WOULD MAKE AN IDEAL FAMILY HOME.

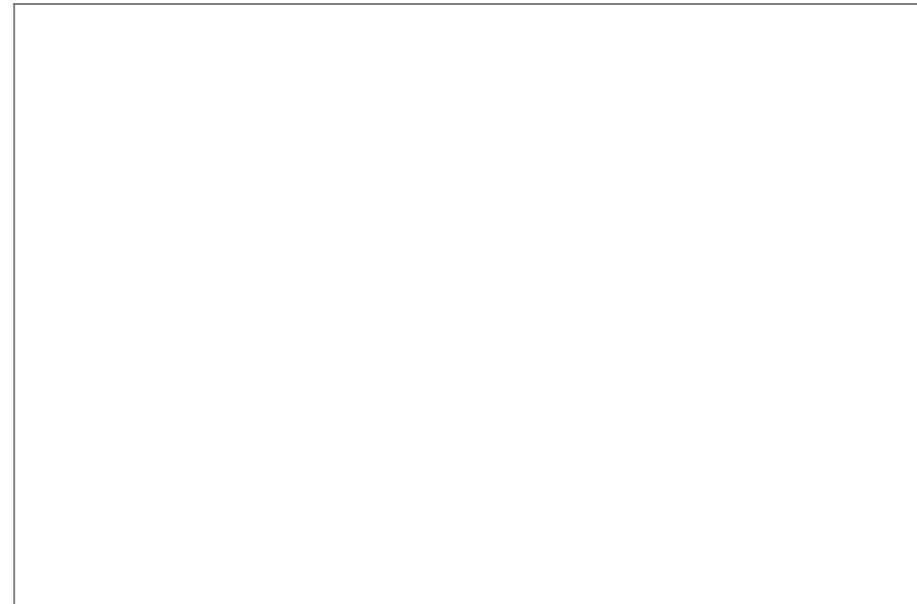
Entered from the front elevation into an entrance porch via a double-glazed door. The entrance porch has large, double-glazed windows and a tiled floor and this gives access to the main inner hallway. The inner hallway of the property is a large area having a staircase to first floor landing with a useful under stairs cupboard, a radiator, decorative coving and this gives access to the lounge, diner, breakfast kitchen and the formal dining room. The lounge diner measures the full depth of the property being dual aspect, having a front facing window and French doors providing access onto the rear garden. There is the potential to create a large open plan kitchen. The kitchen is presented to the rear elevation and is in need of modernisation, currently featuring wall and base units with a work surface incorporating the sink, an electric cooker point, part tiling to walls, fully tiled floor, radiator and a panelled ceiling. This gives access to the utility room. The utility room has base units with plumbing for an automatic washing machine and space for a tumble dryer, as well as space for secondary appliances. There is also a free-standing gas boiler. There is a double-glazed window and door onto the rear garden and access to the integral garage which has electric and lighting within with an up and over door. The dining room was the former integral garage to the property which has been converted into this versatile reception room having a radiator and a front facing window. Stairs give access to a large landing area having an airing cupboard housing the cylinder tank. There is a front facing window and this gives access to 4 generous bedrooms, house bathroom and attic loft space via a hatch with drop down ladder. Bedroom 1 is a front facing room with a radiator and a double-glazed window having a pleasant aspect. Bedroom 2 is a rear facing double room having a range of fitted wardrobe furniture, radiator and a double-glazed window. Bedroom 3 is a rear facing double room having a radiator, double-glazed window and a double fitted wardrobe. Bedroom 4 is front facing oversized single room





Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. The agent for the property does not warrant any and does not accept any liability for any inaccuracies. The agent for the property does not warrant any and does not accept any liability for any inaccuracies. The agent for the property does not warrant any and does not accept any liability for any inaccuracies.

- 4 BEDROOM DETACHED
- SITUATED IN THE AWARD WINNING VILLAGE OF CAWTHORNE
- DEVELOPMENT POTENTIAL
- OFF STREET PARKING
- FRONT AND REAR GARDENS
- INTEGRAL GARAGE
- IDEAL FOR FAMILY PURCHASER



**INNOVATIVE  
PROPERTY  
EXPERTS**

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