



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Unwin Street, Penistone, Sheffield, S36 6EH

Offers Over £279,950

 3  3  1



- 3 DOUBLE BEDROOM SEMI-DETACHED PROPERTY
- OPEN PLAN LIVING/DINING KITCHEN
- BEAUTIFULLY PRESENTED
- ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO PENISTONE TOWN CENTRE
- AMPLE OFF STREET PARKING
- EASY ACCESS TO LOCAL AMENITIES AND SCHOOLS
- IDEAL FOR THE DOWNSIZER, COUPLE OF FIRST TIME BUYER
- HIGH QUALITY FIXTURE AND FINISH
- CHOOSE YOUR OWN CARPETS AND FLOOR COVERINGS



SIMPLY OUTSTANDING....LOCATED A STONES THROW AWAY FROM PENISTONE TOWN CENTRE, IT'S ASSOCIATED AMENITIES AND SCHOOLS, IS THIS OUTSTANDING DEVELOPMENT OF 2 BESPOKE 3 DOUBLE BEDROOM SEMI-DETACHED PROPERTIES, DESIGNED BY CODA ARCHITECTS. THE PROPERTY FEATURES A LARGE OPEN PLAN LIVING DINING KITCHEN, WITH A BESPOKE MODERN CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES. ONE OF THE MAIN SELLING FEATURES OF THE PROPERTY IS BEDROOM 1 HAVING A STUNNING PANORAMIC ASPECT TOWARDS CUBLEY AND THE SURROUNDING AREAS, AS WELL AS AN EN-SUITE FACILITY. THE PROPERTIES ARE IDEALLY SUITED TO THE COUPLE, FIRST TIME BUYERS OR DOWNSIZER. THEY OFFER ENVIOUS PLOTS, OFF-STREET PARKING AND BENEFIT FROM SOUTH FACING GARDENS.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
		81	
(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	



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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT