



INNOVATIVE PROPERTY EXPERTS

Mortimer Road, Penistone, Sheffield, S36 6DE

Offers Over £195,000









- TWO/THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- STUNNING COUNTRYSIDE VIEWS
- CLOSE TO LOCAL AMENITIES, SCHOOLING AND TRANSPORT LINKS
- TWO RECEPTION ROOMS

- FRONT AND REAR GARDENS
- POTENTIAL TO FURTHER DEVELOP
- PEACEFUL, TUCKED AWAY LOCATION
- DECEPTIVELY SPACIOUS
- USEFUL UTILITY ROOM



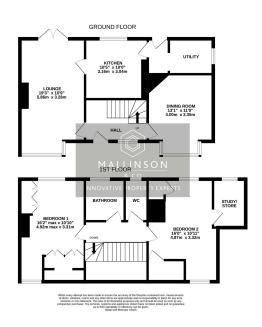






WE ARE DELIGHTED TO OFFER TO THE MARKET THIS DECEPTIVELY SPACIOUS TWO/THREE BEDROOM DOUBLE FRONTED MID TERRACED PROPERTY, WHICH PROVIDES AN OUTSTANDING DEVELOPMENT OPPORTUNITY. TUCKED AWAY FROM THE MAIN ROAD IN A PEACEFUL SETTING WITH RURAL COUNTRYSIDE VIEWS. THE PROPERTY IS WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE, LOCAL SCHOOLING AND TRANSPORT LINKS AND BENEFITS FROM TWO RECEPTION ROOMS, UTILITY ROOM, OFF ROAD PARKING, FRONT AND REAR GARDENS AND A FIRST FLOOR LAYOUT WHICH COULD BE ADAPTED TO CREATE THREE BEDROOMS. EARLY VIEWING IS ADVISED.







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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80)			
(55-68)		59	
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			
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