



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

New Chapel Road, Penistone, Sheffield, S36 9AG

Offers Over £415,000

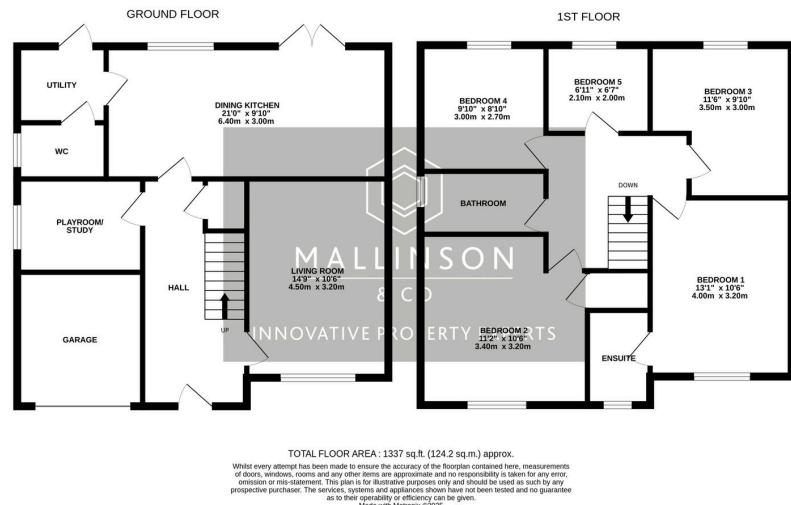
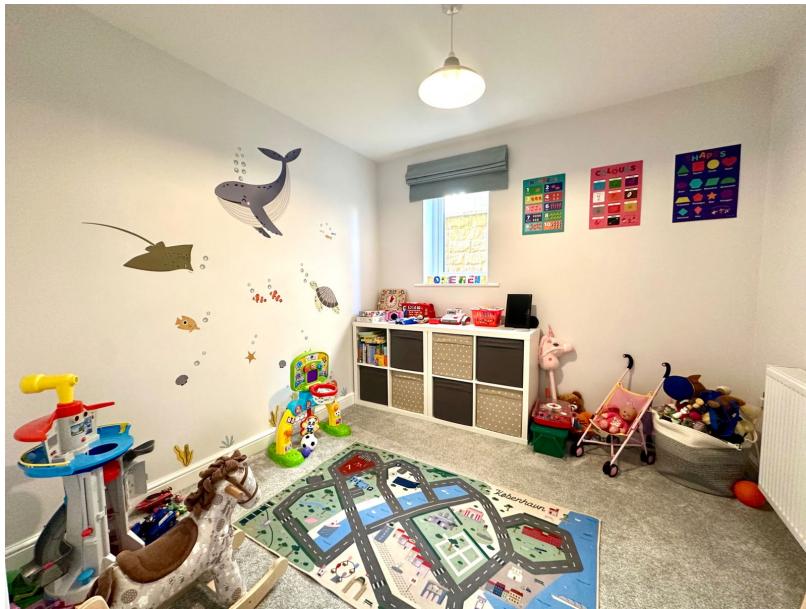
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- DETACHED FAMILY HOME
- 5 BEDROOMS
- OPEN PLAN DINING KITCHEN
- LOUNGE & PLAYROOM
- EN SUITE TO BEDROOM 1 & UPGRADED FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE & DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- HIGHLY SOUGHT AFTER DEVELOPMENT
- ENCLOSED LANDSCAPED REAR GARDEN



NOT TO BE MISSED! ... SITUATED ON THE SOUGHT-AFTER PERSIMMON HOMES DEVELOPMENT IN PENISTONE, IS THIS BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED HOME OFFERING SPACIOUS AND VERSATILE LIVING ACCOMMODATION. FEATURING AN OPEN PLAN DINING KITCHEN, EN SUITE TO BEDROOM ONE, PLAYROOM/HOME OFFICE, INTEGRAL GARAGE AND DRIVEWAY, LANDSCAPED REAR GARDEN AND PICTURESQUE VIEWS OVER ADJACENT GREEN SPACES. THIS EXCEPTIONAL PROPERTY IS IDEALLY SUITED TO THE FAMILY BUYER SEEKING PROXIMITY TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLING, PENISTONE TOWN CENTRE, AND EXCELLENT TRANSPORT LINKS.



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | 93        |
| (81-91) <b>B</b>                                   |                         | 83        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient – higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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