



INNOVATIVE PROPERTY EXPERTS







SEMI DETACHED

- 3 BEDROOMS
- IN NEED OF RENOVATION
- LOUNGE

- DINING KITCHEN
- GARDEN TO FRONT & REAR
- POTENTIAL TO CREATE OFF NO UPPER VENDOR CHAIN STREET PARKING
- CLOSE TO PENISTONE CENTRE AMENITIES, **SCHOOLS & TRANSPORT** LINKS
- EASY ACCESS TO TRANS PENNINE TRAIL



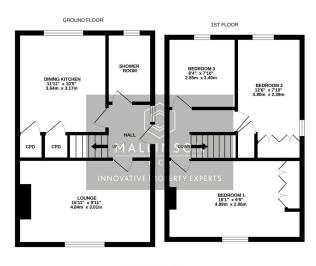




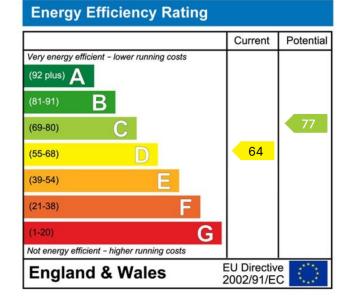


ARE YOU IN THE MARKET FOR A PROJECT?... PERFECTLY POSITIONED JUST A STONE'S THROW FROM PENISTONE TOWN CENTRE IS THIS THREE BEDROOM SEMI DETACHED HOME, NOW REQUIRING A FULL PROGRAMME OF RENOVATION. IDEALLY SUITED TO A PROPERTY DEVELOPER, COUPLE OR GROWING FAMILY, THE PROPERTY OFFERS VERSATILE ACCOMMODATION ACROSS TWO FLOORS WITH THE POTENTIAL TO CREATE OFF STREET PARKING. LOCATED CLOSE TO PENISTONE CENTRE, TRANS PENNINE TRAIL, AND HIGHLY REGARDED LOCAL SCHOOLING, THIS HOME PRESENTS A FANTASTIC OPPORTUNITY TO CREATE SOMETHING TRULY SPECIAL. EARLY VIEWING IS STRONGLY RECOMMENDED.





TOTAL FLOOR AREA: 751 s.glt. (70.7 s.glm.) approx.
While ever almost has been made a resurt the accusty of the tooular consumed test, miscontenents of doors, undoor, cross and styr other term are approximate and to responsibly is taken to any error, omission or mis-statement. This plan is the instanted proposed yet and studie the exact such by appropertupe purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the regional profit of the promotion of the profit of the profi





## Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk
Web: www.mallinsonandco.co.uk
Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT