



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

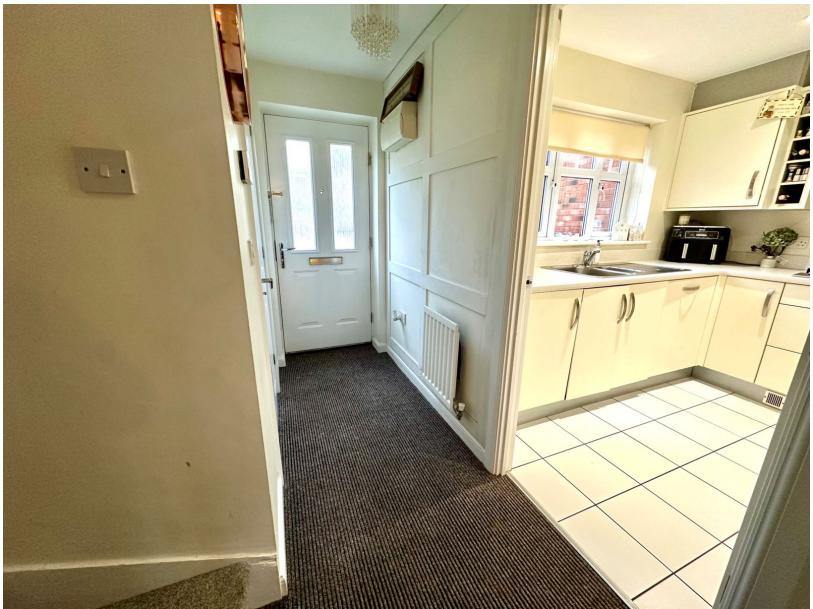
Ivy Bank Close, Penistone, Sheffield, S36 7GT

£265,000

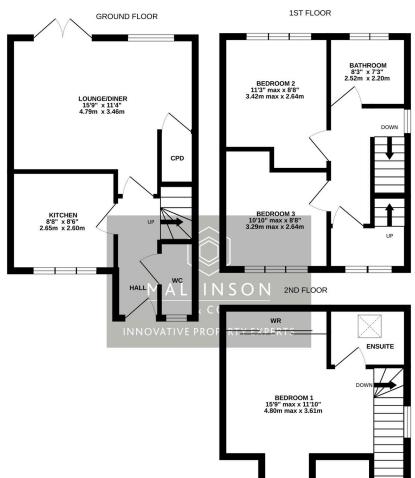
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- END TOWNHOUSE
- LOUNGE/DINER
- EN SUITE TO BEDROOM 1
- 2 ALLOCATED PARKING SPACES
- CLOSE TO PENISTONE AMENITIES, SCHOOLING & TRANSPORT LINKS
- 3 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- GARDENS TO FRONT & REAR
- FURTHER DEVELOPMENT POTENTIAL
- SUITED TO A VARIETY OF PURCHASER



AN IMPRESSIVE THREE DOUBLE BEDROOM END TOWN HOUSE, BEAUTIFULLY POSITIONED WITHIN THIS EVER-POPULAR SEMI-RURAL INGBIRCHWORTH DEVELOPMENT. ENJOYING THE ADDED ADVANTAGE OF A FRONT GARDEN—AN UNCOMMON FEATURE WITHIN THE DEVELOPMENT—THIS WELL-PRESENTED HOME ALSO BENEFITS FROM PLANNING PERMISSION GRANTED IN 2023 FOR A FRONT EXTENSION (REF: 2023/0433), OFFERING EXCELLENT FUTURE POTENTIAL. IDEALLY LOCATED CLOSE TO A RANGE OF LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS AND THE RESERVOIR, THE PROPERTY IS PERFECTLY SUITED TO FIRST-TIME BUYERS, PROFESSIONAL COUPLES OR A GROWING FAMILY.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not intended to include recesses, built-in cupboards, wardrobes, etc., 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 operation or efficiency can be given.
Made with Metriprox 52025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	90	
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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