



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Ivy Bank Close, Penistone, Sheffield, S36 7GT

£265,000

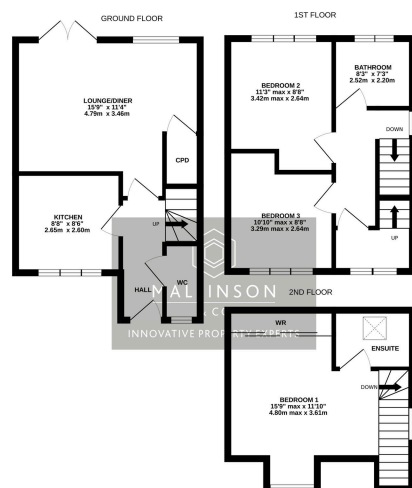
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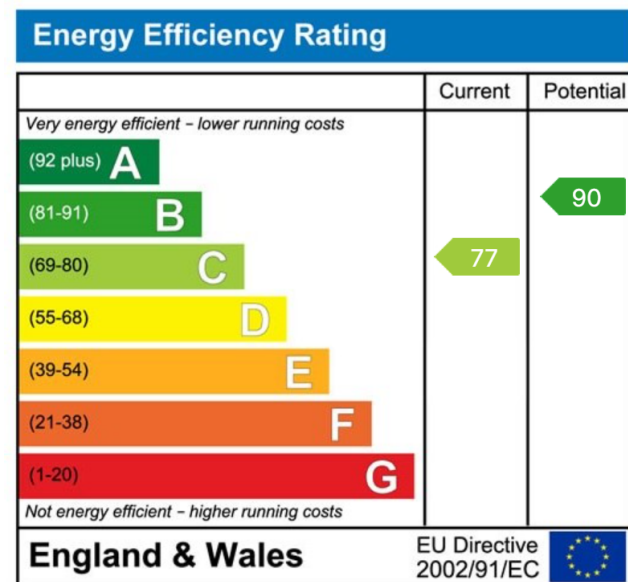
- END TOWNHOUSE
- LOUNGE/DINER
- EN SUITE TO BEDROOM 1
- 2 ALLOCATED PARKING SPACES
- CLOSE TO PENISTONE AMENITIES, SCHOOLING & TRANSPORT LINKS
- 3 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- GARDENS TO FRONT & REAR
- FURTHER DEVELOPMENT POTENTIAL
- SUITED TO A VARIETY OF PURCHASER



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.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metronix i2D20



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