

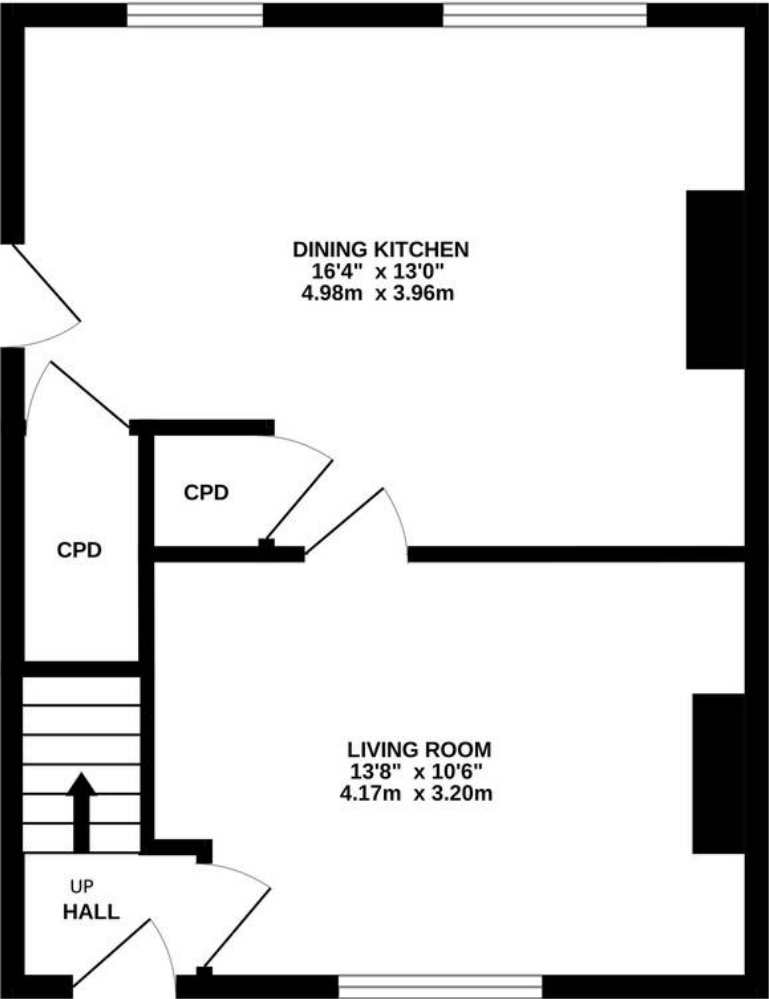


**Park Avenue, Penistone**

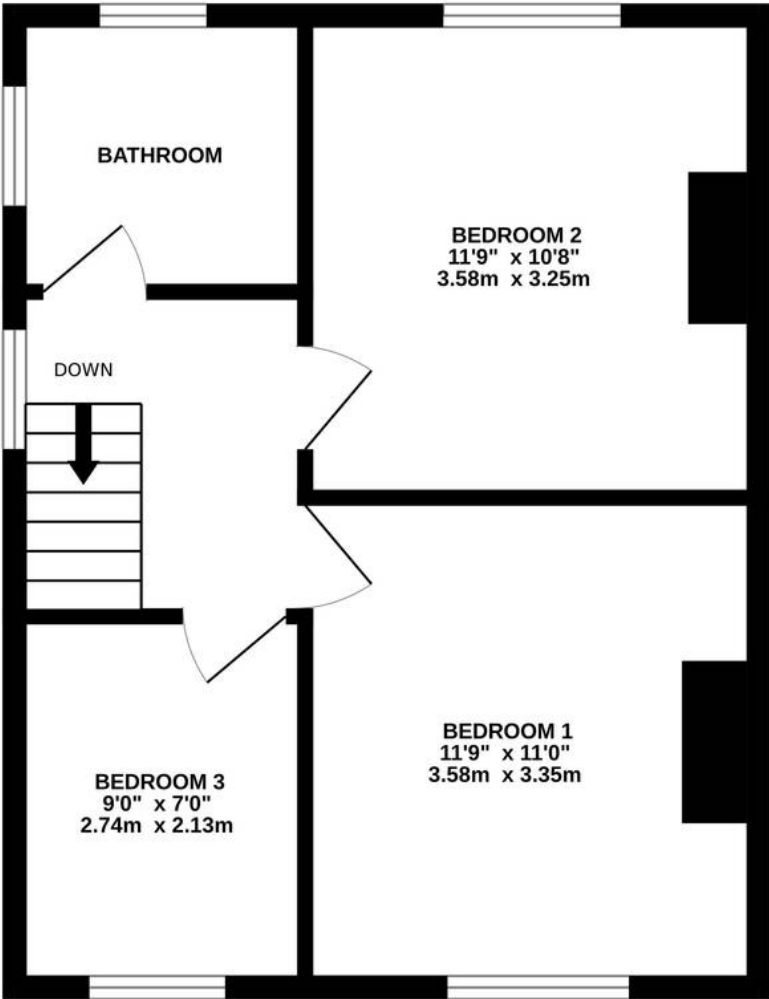
Sheffield

Asking Price **£230,000**

GROUND FLOOR



1ST FLOOR



PARK AVENUE

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## Park Avenue, Penistone

Sheffield

**A VERY WELL PRESENTED THREE BEDROOM SEMI - DETACHED HOME ENJOYING A CORNER PLOT POSITION WITH GARDENS TO THREE SIDES AND OFF STREET PARKING WITH POTENTIAL FOR GARAGING GIVEN NECESSARY PLANNING AND CONSENTS. PERFECTLY SITUATED JUST A SHORT DISTANCE FROM PENISTONE'S MANY AMENITIES, SCHOOLS, TRAINLINE AND TRANS PENNINE TRAIL.**

This lovely family home offers a wealth of well appointed internal accommodation in the following configuration: to ground floor there is entrance hallway, living room, spacious dining kitchen. To first floor there are three bedrooms and bathroom, outside there are gardens to three sides and the aforementioned off street parking. An early viewing is advised. The EPC is a D-68 and the council tax band is A.

- **THREE BEDROOMS**
- **OFF STREET PARKING**
- **GARDENS TO THREE SIDES**
- **WELL PRESENTED SEMI-DETACHED**
- **ENJOYING A CORNER PLOT POSITION**
- **WALKING DISTANCE TO VILLAGE AMENITIES INCLUDING LOCAL SCHOOLING**

### ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door into entrance hallway. With ceiling light, central heating radiator and staircase rising to first floor and door opens through to the living room.

### LIVING ROOM

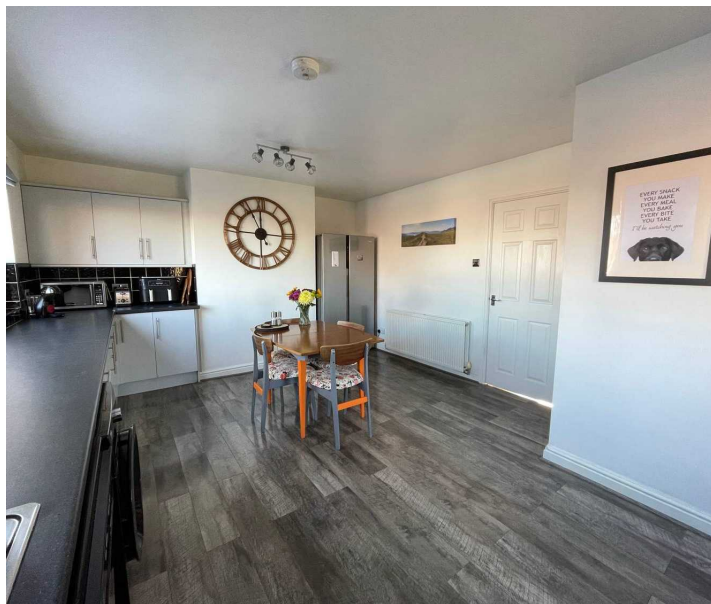
A front facing reception space with ceiling light, central heating radiator and uPVC double glazed window to the front. Door leads through to the dining kitchen.





## DINING KITCHEN

An excellently proportioned space with ample room for dining table and chairs, in addition to the kitchen. The kitchen itself has a range of wall and base units with laminate worktops and tiled splashbacks, and a wood effect laminate flooring. There is an integrated electric BOSCH oven, with four burner stainless steel gas hob with chimney style extractor fan over. There is plumbing for a washing machine, plumbing for a dishwasher and space for American style fridge freezer and one and a half bowl stainless steel sink with chrome mixer tap over. The room is lit by two ceiling lights and has an abundance of natural light via two uPVC double glazed window to the rear and uPVC and obscure glazed door giving access to the side of the home. There is also access to two large storage cupboards, with potential to turn one into a downstairs W.C. if so desired. The room is heated by central heating radiator.



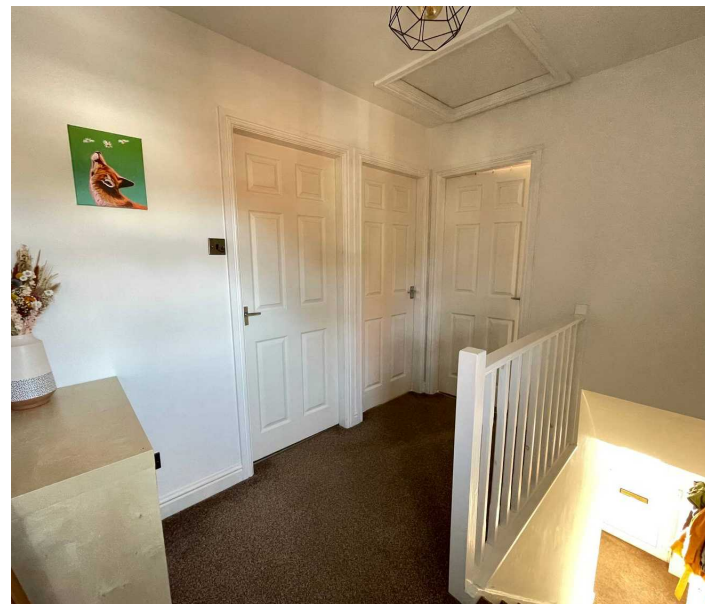


### FIRST FLOOR LANDING

Back from entrance hallway, staircase rises to first floor landing. A generous landing with spindle balustrade, ceiling light and access to loft via a hatch. There is uPVC double glazed window to the side and here we gain entrance to the following rooms:

### BEDROOM ONE

Front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.



### **BEDROOM TWO**

Further double bedroom, with ceiling light, central heating radiator and uPVC double glazed window to the rear.

### **BEDROOM THREE**

Currently being used as a dressing room, with two banks of fitted wardrobes. There is ceiling light, central heating radiator and uPVC double glazed window.

### **BATHROOM**

Comprising a three piece modern white suite, in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and Myra Sprint electric shower over with glazed shower screen. There is ceiling light, part tiling to walls, extractor fan, central heating radiator and obscure uPVC double glazed window to two elevations.



## OUTSIDE

The home enjoys a generous corner plot position. To the front there is a timber gate opening onto the front garden with lawned spaces and central path with perimeter fencing. In addition, twin timber gates also open onto flagged driveway providing off street parking. To the side of the home, there is a patio seating area with flower bed containing various plant and shrubs, this could be amended to create further off street parking if so desired. Continuing to the rear of the home, there is a flagged patio seating area with hard standing for a shed, a lawned garden with perimeter fencing and raised planters and mature fruit tree.



## **ADDITIONAL INFORMATION:**

The EPC rating is a D-68 and the Council Tax band is a A.

## **VIEWING:**

For an appointment to view, please contact the Penistone office on 01226 762400.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

## **OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

[penistone@simonblyth.co.uk](mailto:penistone@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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