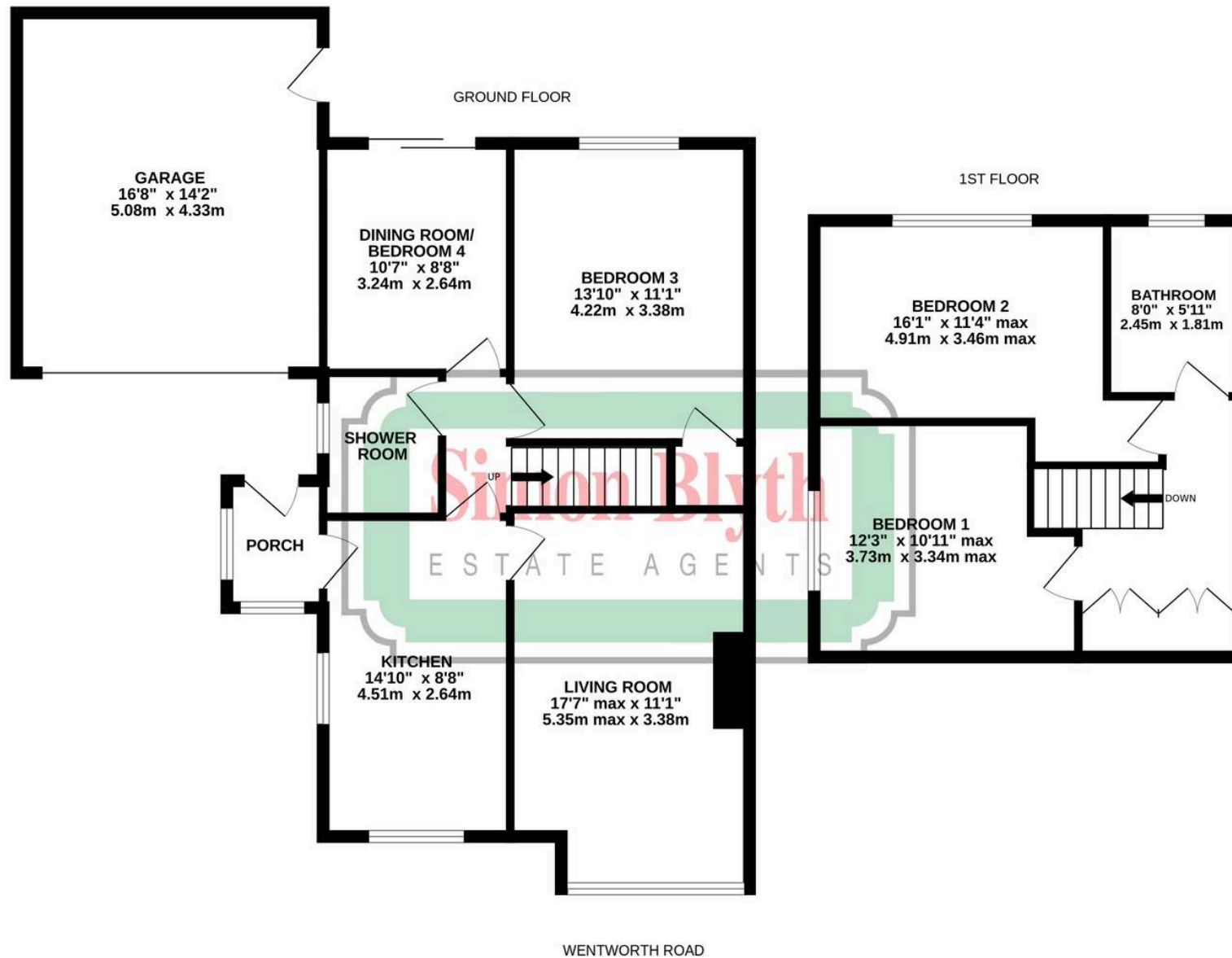




Wentworth Road, Penistone

Sheffield

Offers in Region of **£279,950**



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Sheffield

This well-presented home offers a wealth of versatile accommodation, situated on a generous corner plot just a stone's throw from Penistone Centre. Offered to the market with no upward vendor chain, the property is located on a quiet, no-through road and enjoys views towards the viaduct to the front and Hoylandswaine Hill. Conveniently positioned just a short distance from the Transpennine Trail, Penistone Centre, local schooling, and the train station, this home offers an ideal blend of peaceful living with easy access to local amenities. The property offers adaptable living space over two stories: **Ground Floor:** Entrance porch, kitchen, living room, bedroom 1/2nd lounge, bedroom 2/study/dining, and a downstairs shower room.

First Floor: Two double bedrooms and a family bathroom.

Externally, the property benefits from impressive gardens to the front and side, with an enclosed driveway providing off-street parking for multiple vehicles, leading to a well-sized garage. There is excellent potential for further parking, garaging, or extensions, subject to the necessary planning and consent. Further enclosed garden space is located to the rear. Council Tax band: C and EPC Rating TBC

- SEMI-DETACHED DORMER BUNGALOW
- THREE/FOUR DOUBLE BEDROOMS
- NO UPPER VENDOR CHAIN
- SUBSTANTIAL CORNER PLOT

Simon Blyth
ESTATE AGENTS



ENTRANCE PORCH

Accessed via a uPVC door, the entrance porch benefits from uPVC double glazing to two sides. A decorative glazed door leads through to the kitchen.

KITCHEN

Fitted with a range of wood-effect wall and base units, complemented by laminate worktops and a part-tiled backsplash. The kitchen offers space for a cooker, room for a washing machine, an integrated fridge freezer, and a stainless steel one-and-a-half bowl sink. Benefiting from uPVC double glazing to two sides, it also features two ceiling lights and a central heating radiator.

SHOWER ROOM

A modern downstairs shower room featuring a three-piece white suite, including a close-coupled WC, a basin set in a vanity unit with a chrome mixer tap, and a shower enclosure with a mains-fixed chrome mixer shower. The room also offers a ceiling light, part-tiled walls, central heating radiator, and an obscured uPVC double-glazed window to the side.



HALLWAY

Accessed from the kitchen, a door leads to the inner hallway, which features coving to the ceiling and a staircase rising to the first floor. Provides access to two versatile ground-floor bedrooms and a shower room.

LIVING ROOM

A well-proportioned principal reception room, with the main focal point being a coal-effect gas fire. The space features two ceiling lights, two wall lights, coving to the ceiling, two central heating radiators, and a uPVC double-glazed window to the front.

BEDROOM 4 / STUDY / DINING

An additional double bedroom, currently used as a study, further showcasing the versatility of the space. Features a ceiling light, coving to the ceiling, central heating radiator, and a sliding uPVC double-glazed door to the rear.





BEDROOM 3 / 2ND LIVING ROOM

A spacious double bedroom offering a high degree of versatility, suitable as either a ground-floor bedroom or potential additional living accommodation. Features a ceiling light, coving to the ceiling, central heating radiator, uPVC double-glazed window to the rear, and a door leading to a cupboard under the stairs.

FIRST FLOOR LANDING

The staircase rises to the first-floor landing, featuring a spindle balustrade, ceiling light, central heating radiator, and built-in cupboards that house the hot water tank and provide additional storage. This area gives access to Bedroom 3, Bedroom 4, and the family bathroom.



BEDROOM 1

An impressive double room featuring a ceiling light, central heating radiator, and a uPVC double-glazed window to the front with views towards the viaduct. The room also offers access to under-eave storage.

BEDROOM 2

An additional double bedroom, part of the rear dormer extension. Features include a ceiling light, central heating radiator, and two uPVC double-glazed windows overlooking the rear garden.

BATHROOM

Comprising a three-piece suite, including a close-coupled WC, pedestal basin with chrome taps, and a bath with a chrome mixer tap. Features a ceiling light, part-tiled walls, central heating radiator, and an obscured uPVC double-glazed window.



GARDEN

The property is set on a superb corner plot, offering an abundance of outdoor space, particularly to the front. Twin iron gates open onto a driveway, providing off-street parking for multiple vehicles. This leads to a well-sized garage with an up-and-over door and a personal door to the rear garden. The front area also features low-maintenance, flagged, and gravelled ornamental spaces, which could be reconfigured to create additional lawn space, off-street parking, or further garages or driveways, subject to necessary planning and consent.

The property is bordered by perimeter fencing, hedging, and walling. To the rear, there is a lawned garden area with perimeter hedging and dry stone walling. A paved area behind the home provides a seating space, while further gravel space, hard standing for a summer house, and a lawned area with flower beds containing various plants and shrubs complete the outdoor space.





ADDITIONAL INFORMATION

The EPC rating is a TBC and the Council Tax band is a C.

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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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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