



Gledhill Avenue, Cubley
Sheffield

Asking price £325,000





Gledhill Avenue

Cubley, Sheffield

A rare opportunity to acquire this generously proportioned three-bedroom detached true bungalow. Occupying an enviable corner position towards the head of this quiet residential avenue, the property enjoys delightful, well-tended gardens to both front and rear, along with ample driveway parking and the benefit of an attached double garage. Located within the ever-popular market town of Penistone, Gledhill Avenue is ideally situated for access to the town centre's excellent range of shops, amenities, eateries and transport links, including the nearby train station. The bungalow offers a superb layout ideal for those looking to downsize without compromise, or families seeking a peaceful setting with potential to modernise or extend given the necessary planning and consents. The accommodation in brief comprises: spacious reception hallway, elegant lounge with garden access, formal dining room, breakfast kitchen, master bedroom with en-suite, two further bedrooms, and a house bathroom.

Tenure: Freehold



ENTRANCE HALLWAY

A welcoming entrance to the home, with single panel radiator and access through to an inner hallway where a built-in storage cupboard also houses the Worcester gas central heating boiler.

LIVING ROOM

A generously sized principal reception room positioned to the rear of the property, enjoying a pleasant outlook and access onto the rear garden via double glazed patio doors. A red brick fireplace with inset coal-effect living flame gas fire creates a homely focal point. There is ceiling coving, three wall light points and a radiator.

DINING ROOM

Set between the lounge and kitchen, this second reception room serves perfectly as a formal dining area. There is coving to the ceiling and a radiator.



BREAKFAST KITCHEN

With wall and base units, stainless steel sink unit set into worktop surfaces and tiled splashbacks. There is space for cooker, plumbing for washing machine, two radiators and rear-facing window.

HOUSE BATHROOM

Fully tiled and fitted with a three piece suite, comprising a panelled bath with Mira electric shower over, pedestal hand wash basin and low level W.C. There is also a central heating radiator and an airing cupboard housing the hot water cylinder.





BEDROOM ONE

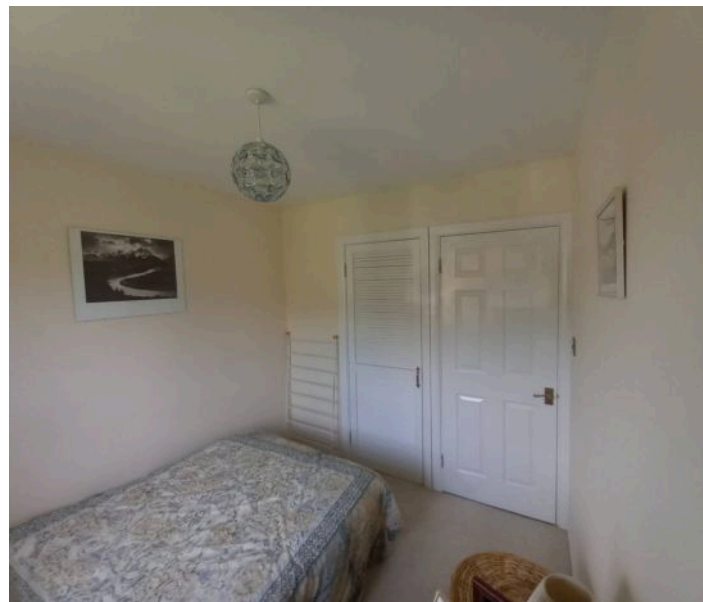
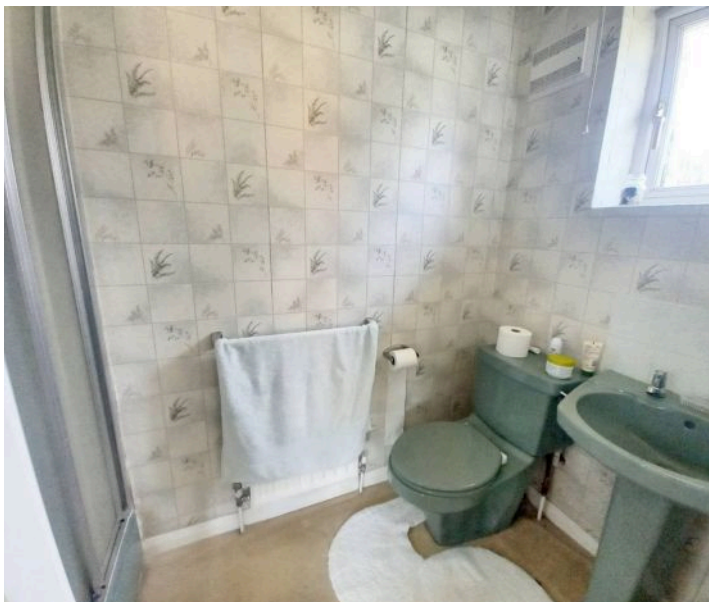
A spacious front double bedroom, enjoying a bay window feature, mirror-fronted wardrobes, central heating radiator, ceiling light and access to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite in the form of, corner shower cubicle, pedestal wash hand basin and low level WC. There is tiling to walls, central heating radiator and obscured uPVC glazed window.

BEDROOM TWO

A front-facing bedroom with built-in wardrobe, coving to the ceiling, central heating radiator and window to front.



BEDROOM THREE

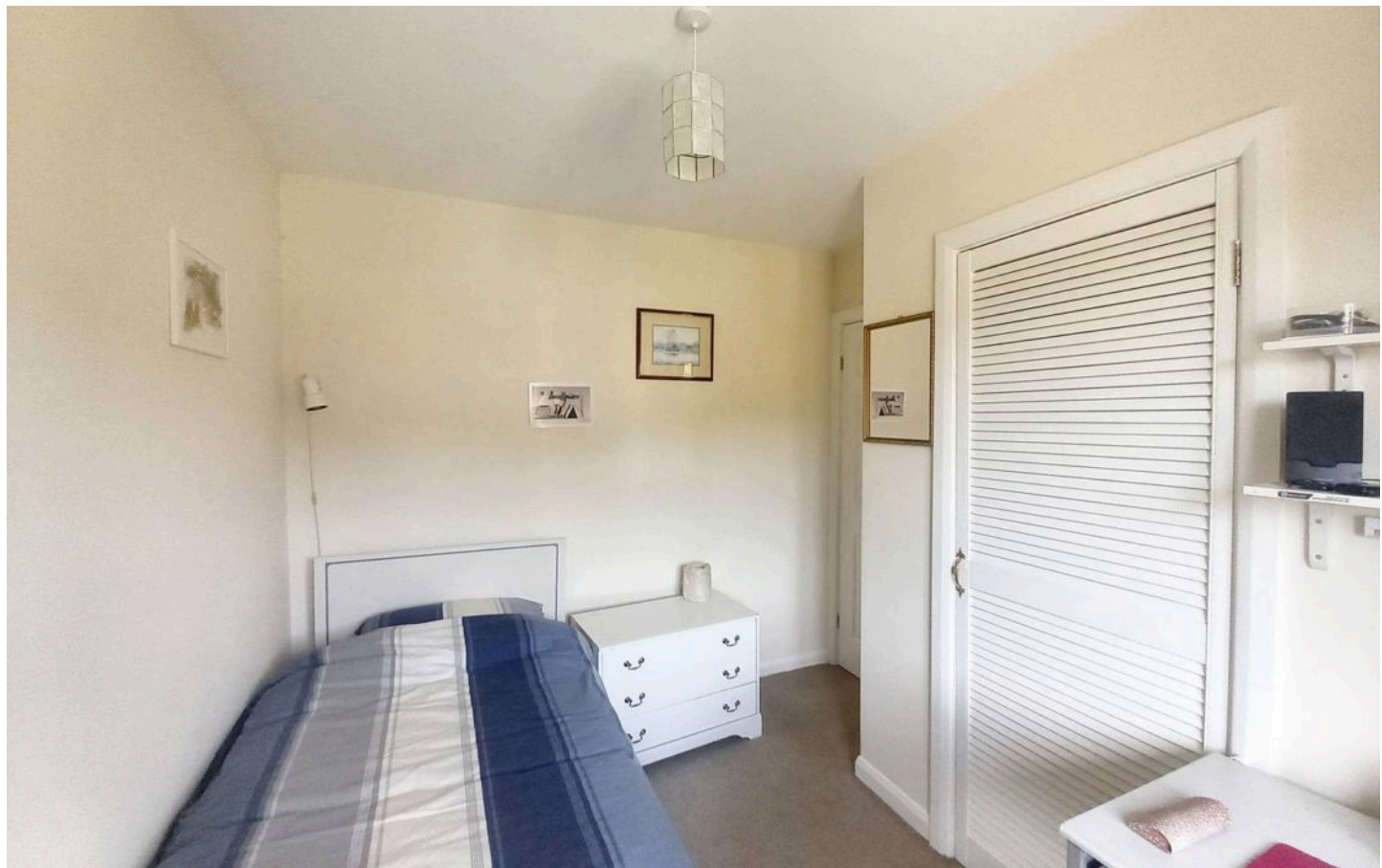
Also positioned to the front of the property, with coving to the ceiling, ceiling light, built-in wardrobe and central heating radiator.

OUTSIDE

Positioned in particularly generous and well-stocked gardens, the property boasts superb kerb appeal and a plot size rarely found in modern bungalows. The front garden is predominantly lawned with decorative planting and borders, while the block-paved driveway provides excellent parking and leads to the double garage. To the rear, there is a private, enclosed garden comprising an extensive paved patio ideal for outdoor dining and entertaining, beyond which lies a neat lawn and well-maintained herbaceous borders, all enclosed and offering a peaceful retreat.

INTEGRAL DOUBLE GARAGE

With electrically operated roller door, power, lighting and loft storage space.



ADDITIONAL INFORMATION:

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

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.

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

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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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