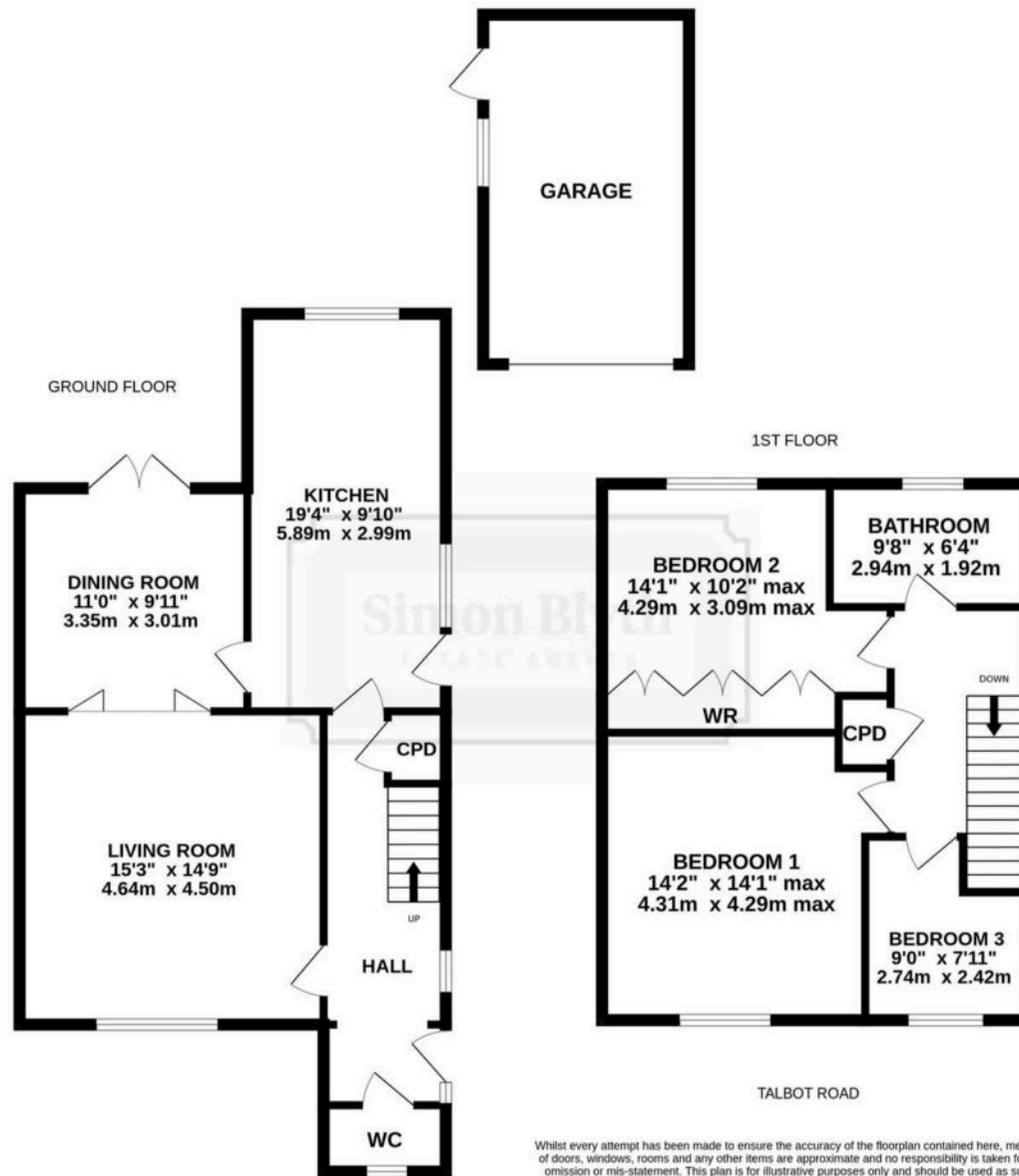




Northway, Talbot Road, Penistone
Sheffield

Offers Over **£360,000**



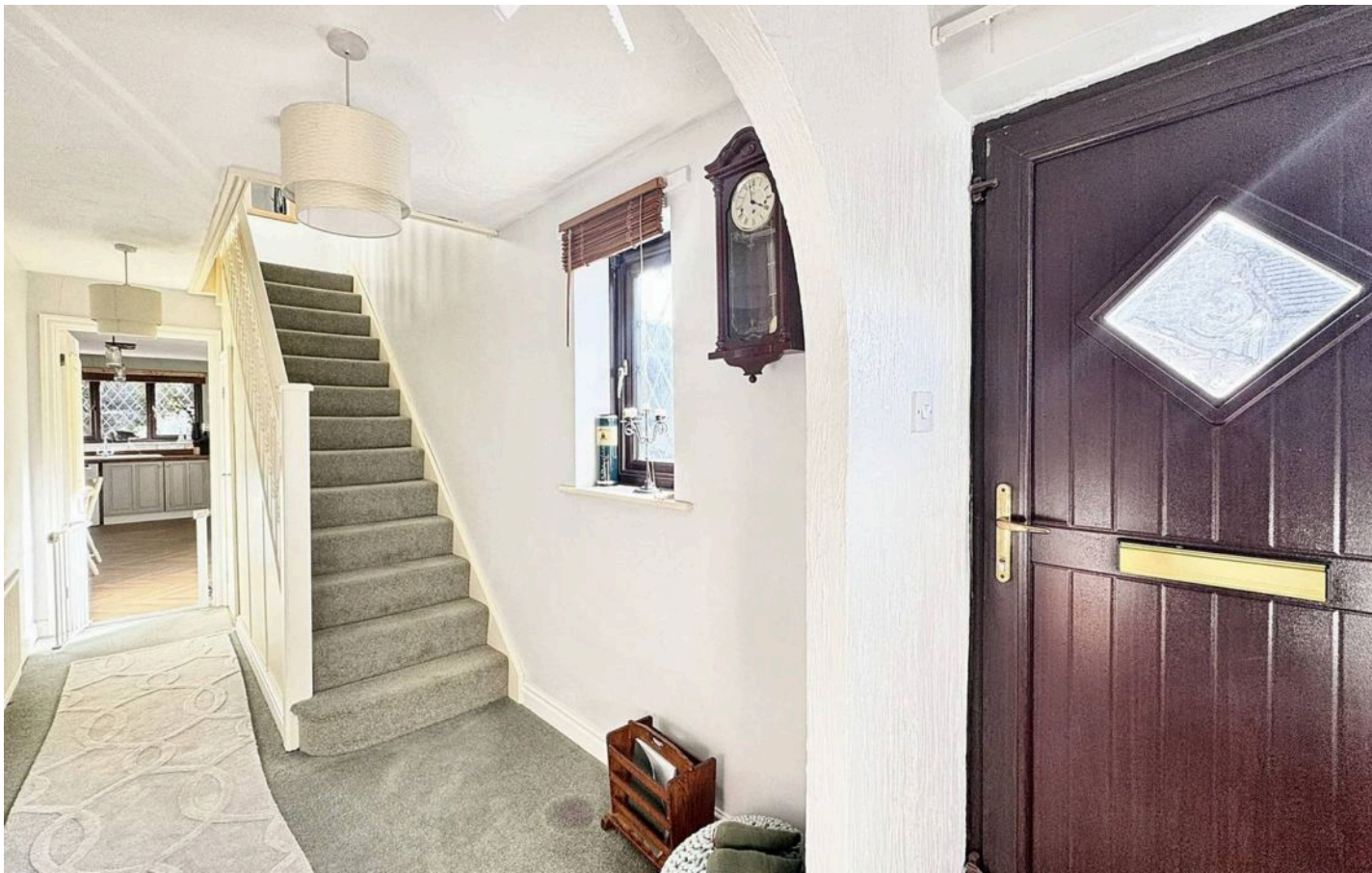
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Northway, Talbot Road

Penistone, Sheffield

CONVENIENTLY POSITIONED WITHIN THIS HIGHLY REGARDED MARKET TOWN, CLOSE TO EXCELLENT AMENITIES AND ENJOYING EASY ACCESS TO THE TRANS PENNINE TRAIL, THIS ATTRACTIVE THREE-BEDROOM DETACHED FAMILY HOME SITS IN AN ELEVATED POSITION WITH STUNNING VIEWS TOWARDS NEIGHBOURING COUNTRYSIDE, OFFERING WELL-PRESENTED, MOVE-IN READY ACCOMMODATION WITHIN EASY REACH OF PENISTONE'S TRAIN STATION AND GRAMMAR SCHOOL. Arranged over two floors, the accommodation comprises: to the ground floor – entrance hall, W.C., a spacious dining kitchen, snug/dining area, and a well-proportioned lounge. The first floor provides three bedrooms and a contemporary bathroom. Externally, the property benefits from ample off-street parking to the front via a large driveway leading to a detached garage. To the rear, there is a landscaped, low-maintenance garden offering a private and practical outdoor space. A delightful detached home that combines quality accommodation with a highly convenient and desirable location.



ENTRANCE

Entrance gained via composite and glazed door with glazed side panel into entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with ceiling lights, two central heating radiators, staircase rising to first floor with storage cupboard underneath housing a recently installed boiler, and uPVC double glazed window to side. Here we gain access to the following rooms:

DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of; high level W.C and Burlington Edwardian large basin & chrome wash with mixer taps over. There is a ceiling light, part tile to the walls and tiled floor, antique style central heating radiator and obscure uPVC double glazed window to the front.



LOUNGE

Accessed from the entrance hallway, this well sized principal reception space has the main focal point being a stylish Charlton & Jenrick Infinity gas fire. The room has ceiling light with ceiling rose, central heating radiator and uPVC double glazed windows to the front with mullions, providing natural light, with secondary natural light coming from folding timber doors with decorative glazing leading to the snug/dining area.

SNUG/DINING AREA

A versatile reception room, currently used as a snug but equally suited as a dining area. It is connected to the lounge via folding timber doors with decorative glazing, creating a flexible layout. The space enjoys plenty of natural light from twin uPVC double-glazed French doors, which open directly onto the rear garden.





DINING KITCHEN

A generously sized dining kitchen, accessed from both the snug/dining area and the entrance hallway. The room offers a breakfast seating area along with ample space for a dining table and chairs. It is fitted with a range of shaker-style wall and base units topped with solid wood work surfaces and tiled splashbacks. Integrated fridge-freezer, plumbing for a washing machine, space for a cooker, and a large ceramic sink with chrome mixer tap. Additional features include a central heating radiator and wood effect porcelain tiled flooring. The room is well lit with two ceiling lights and benefits from natural light via a uPVC double-glazed window to the rear and a further window to the side, together with a uPVC obscure-glazed door providing access to the property's driveway.



FIRST FLOOR LANDING

From the entrance hallway, a staircase rises to the first-floor landing, which features a balustrade, ceiling light, central heating radiator, and a uPVC double-glazed window to the side. There is also access to the loft via a hatch and to a cupboard providing useful storage space. From here, doors open to the following rooms:

BEDROOM ONE

An excellently proportioned double bedroom with, ceiling light, central heating radiator and mullion uPVC double glazed windows to the front enjoying stunning views towards open countryside and beyond.

BEDROOM TWO

A spacious rear-facing double bedroom featuring a full wall of fitted wardrobes. The room also includes a ceiling light, a central heating radiator, and uPVC double-glazed mullioned windows with views over the garden.



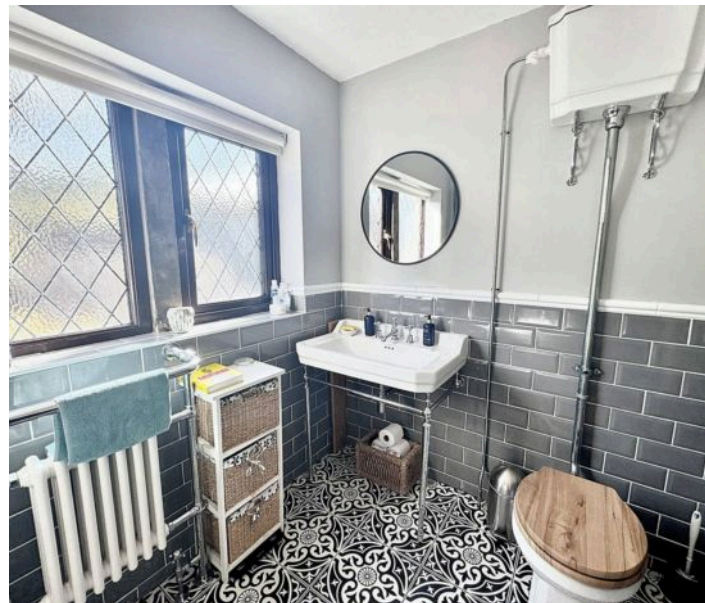
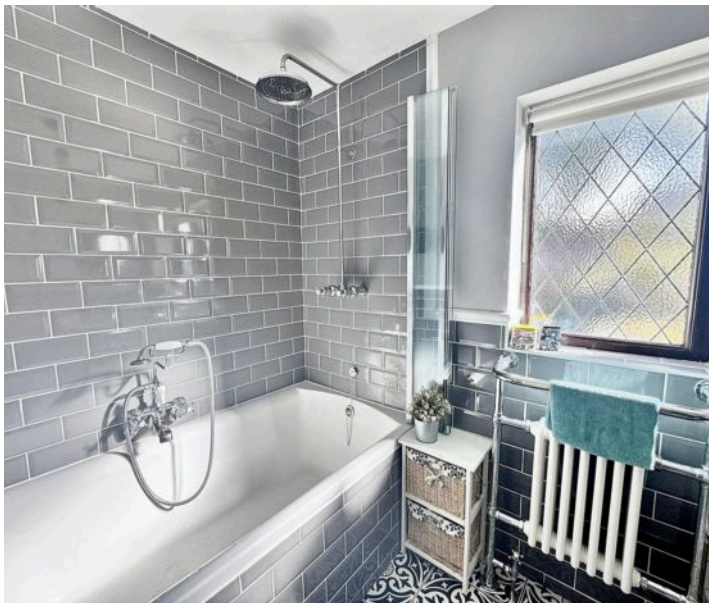


BEDROOM THREE

Currently used as a study, this front-facing room benefits from fantastic views through two uPVC mullioned windows, and includes a ceiling light and central heating radiator.

BATHROOM

A contemporary-style bathroom with part-tiled walls, featuring a high-level W.C., a Burlington large Edwardian basin with chrome washstand, and an antique-style central heating/towel rail radiator. There is a Burlington bath with chrome mixer taps and telephone shower attachment, as well as a mains-fed shower with mixer tap over. The room is finished with decorative tiled flooring and mullioned uPVC obscure-glazed windows to the rear, and is completed with a ceiling light.





OUTSIDE

The property enjoys a fantastic elevated position with fabulous views across open fields and towards Hoylandswaine in the distance. To the front, there is a generous lawned garden, enclosed by perimeter walling and fencing, and complemented by established shrubs, plants, and flowerbeds. A large driveway provides ample parking for several vehicles and leads to a detached garage fitted with a remote-controlled up-and-over door, offering further off-street parking or useful storage space. To the rear is a beautifully landscaped yet low-maintenance garden that provides a private and relaxing setting, with terraced beds ideal for planting. Immediately outside the snug/dining area, accessed via twin French doors, are three steps leading up to an elevated patio finished with stylish York stone-effect flags, perfect for outdoor seating and entertaining and ample hardstanding area suitable for a shed. The garden is fully enclosed with perimeter walling, with a timber gate providing direct access to the driveway and garage, and a further side gate leading through to the front garden.





ADDITIONAL INFORMATION:

The EPC rating is a D-65 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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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



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