

OFFERS IN THE REGION OF

£175,000

New Smithy Avenue

Thurlstone, S36 9QZ

PROPERTY SUMMARY

A superb opportunity to purchase this spacious family home, having three bedroomed accommodation, large living / dining area and a corner plot position with garden and off road parking.

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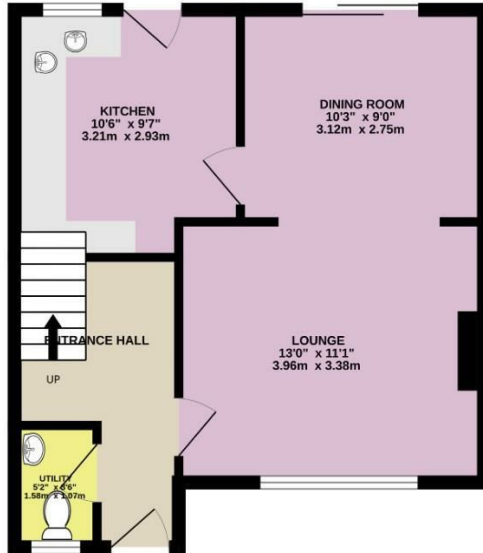


 Pennine
Property
Group

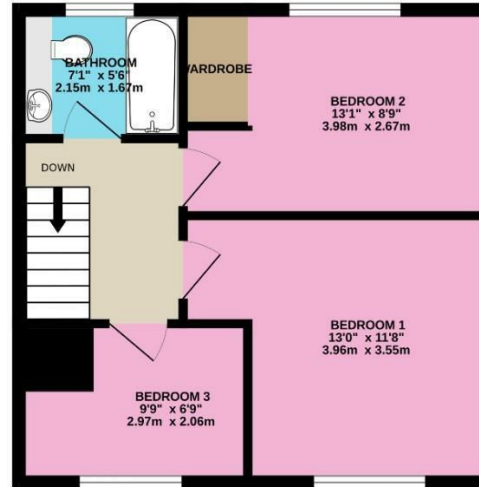




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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LOCAL AUTHORITY
BMBC

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			86
(81-81) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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