

The
Pennine
Property
Group



OFFERS OVER

£600,000

Ingbirchworth Road

Thurlstone, S36 9QN



PROPERTY SUMMARY

A delightful and truly unique large family home offering four bedroomed, three bathroomed spacious accommodation with a versatile layout, the combination of the bungalow feel at the rear and two storey barn conversion to the front adds to the property's allure, offering a versatile living space that can be tailored to suit various lifestyles. Its unique layout, ample parking, and potential for multi-generational living or Airbnb make it a compelling choice for discerning buyers. Do not miss the opportunity to make this exceptional property your own.

4



3



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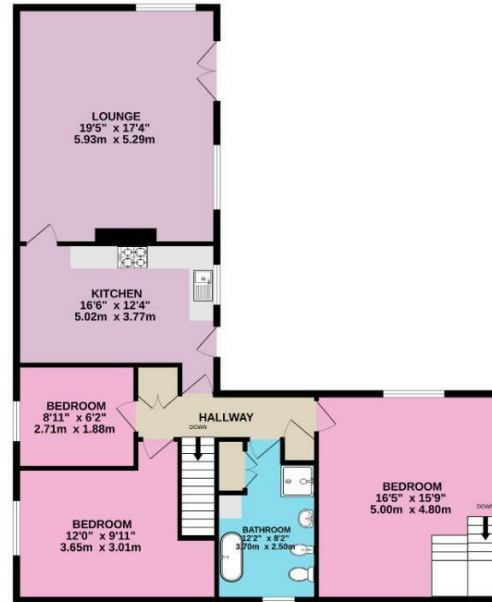




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 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
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(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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