

OFFERS IN THE REGION OF

**£240,000**

**Wellthorne Avenue**

Ingbirchworth, S36 7GH



The Pennine Property Group  
**For Sale**

## PROPERTY SUMMARY

Nestled in the heart of the sought-after village of Ingbirchworth, this charming semi-detached home on Wellthorne Avenue has been lovingly owned by the same family for over 50 years and is now ready for its next chapter. Enjoying an enviable position close to picturesque countryside walks, the property offers a wonderful balance of rural tranquility and everyday convenience.

3



1



2

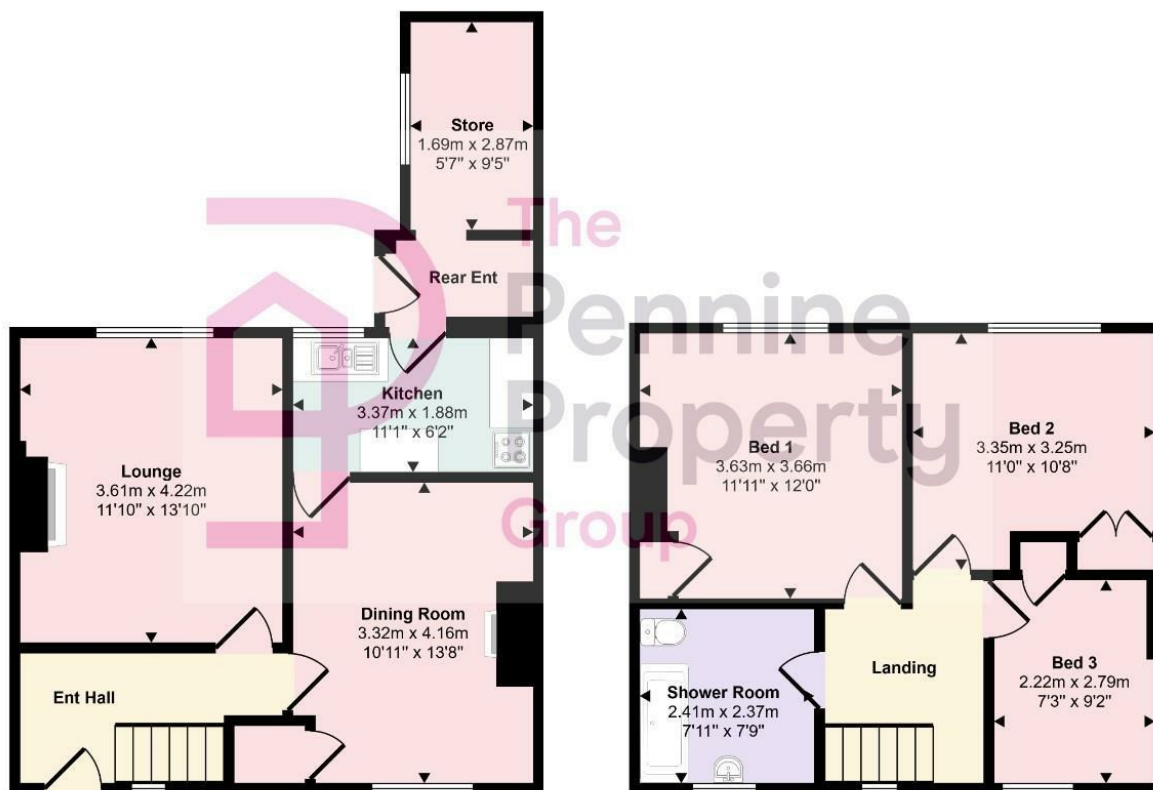








Approx Gross Internal Area  
96 sq m / 1032 sq ft



Ground Floor  
Approx 52 sq m / 556 sq ft

First Floor  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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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