



## Penistone Road

Grenoside, S35 8LH

Guide Price £325,000 - £350,000



- 3 BED DETACHED
- LOCATED IN SOUGHT AFTER GRENOSIDE
- MODERN KITCHEN AND BATHROOMS
- GENEROUS DIMENSIONS THROUGHOUT
- GREAT COMMUTER LOCATION

- NO UPWARD CHAIN
- LARGE PLOT WITH SCOPE FOR EXTENSION
- EASILY RECONFIGURED TO SUIT
- AMPLE OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND D

# Penistone Road

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GUIDE PRICE £325,000 - £350,000. NO UPWARD CHAIN! The possibilities are endless for this charming 3 bed detached house, hosting a commanding elevated position and large corner plot! Located on Penistone Road in the perfect commuter village of Grenoside, a short amble to the local woodland, close to an array of amenities, a short drive to the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

Boasting a large plot, this house offers plenty of potential for extension and reconfiguration, allowing you to truly make it your own and create your dream living space. It currently offers modern kitchen and bathrooms, neutral decor, generous dimensions, plenty of off road parking and with no upward chain it is ready and waiting for you to put your own stamp on it.

Don't miss out on the chance to own this wonderful home with endless possibilities. Book your viewing now to avoid disappointment!

## ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, hosting a characterful stained glass window, wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to living room, dining room, kitchen and downstairs WC.

## DOWNSTAIRS WC

A handy addition to any busy household comprising white gloss unit with inset ceramic sink, inset low flush WC and uPVC frosted window.

## LIVING ROOM

13'1" x 11'1" (4 x 3.4)

A light and airy living space drenched in natural light through a large uPVC bay window, also comprising tiled feature fireplace, aerial point, wall mounted radiator, ambient wall lights and sliding glass door opening out into the dining room, creating a great social space or family hub, but can be open or closed with ease.

## DINING ROOM

13'5" x 11'1" (4.11 x 3.4)

A spacious dining area, with scope to be incorporated with the kitchen to create a large kitchen/diner or to pop some French doors in to lead directly out onto the garden if desired, currently comprising wall mounted radiator and large rear facing uPVC window showcasing the garden.

## KITCHEN

10'2" x 8'2" (3.11 x 2.5)

A sleek kitchen hosting an array of grey gloss wall and base units offering plenty of storage space, contrasting dark work surfaces, built in stainless steel electric oven, inset stainless steel gas hob, inset stainless steel sink and drainer with matching mixer tap, space for tall fridge/freezer, large built in original larder cupboard, two uPVC windows and glazed wooden door leading into the rear porch.

## REAR PORCH/UTILITY

A convenient space, hosting a dark work surface, white gloss built in base cupboard, under counter space and plumbing for washing machine, lino flooring perfect for muddy wellies or paws, uPVC windows and uPVC glazed door giving access to the garden.

## BEDROOM 1

11'1" x 11'1" (3.4 x 3.4)

A large double bedroom flooded in natural light through a large front facing uPVC window with great views over the valley, also comprising aerial point and wall mounted radiator.

## BEDROOM 2

13'1" x 11'1" (4 x 3.4)

A further double bedroom hosting a built in storage cupboard, rear facing uPVC window and wall mounted radiator.

## BEDROOM 3

7'10" x 6'6" (2.4 x 2)

A single bedroom, perfect home office or nursery, boasting a large built in storage cupboard, wall mounted radiator and front facing window.

## BATHROOM

7'10" x 7'1" (2.4 x 2.18)

A generously sized, fresh family bathroom, with scope to incorporate the adjoining WC if desired, to make an even larger space if desired, comprising 'P' shaped bath with electric shower over, white pedestal sink, built in storage cupboard housing the combi boiler, wall mounted chrome heated towel rail and frosted uPVC window.

## WC

Comprising white gloss unit with inset ceramic sink and low flush wc, also hosting a characterful stained glass uPVC window.

## GARAGE

18'4" x 11'1" (5.6 x 3.4)

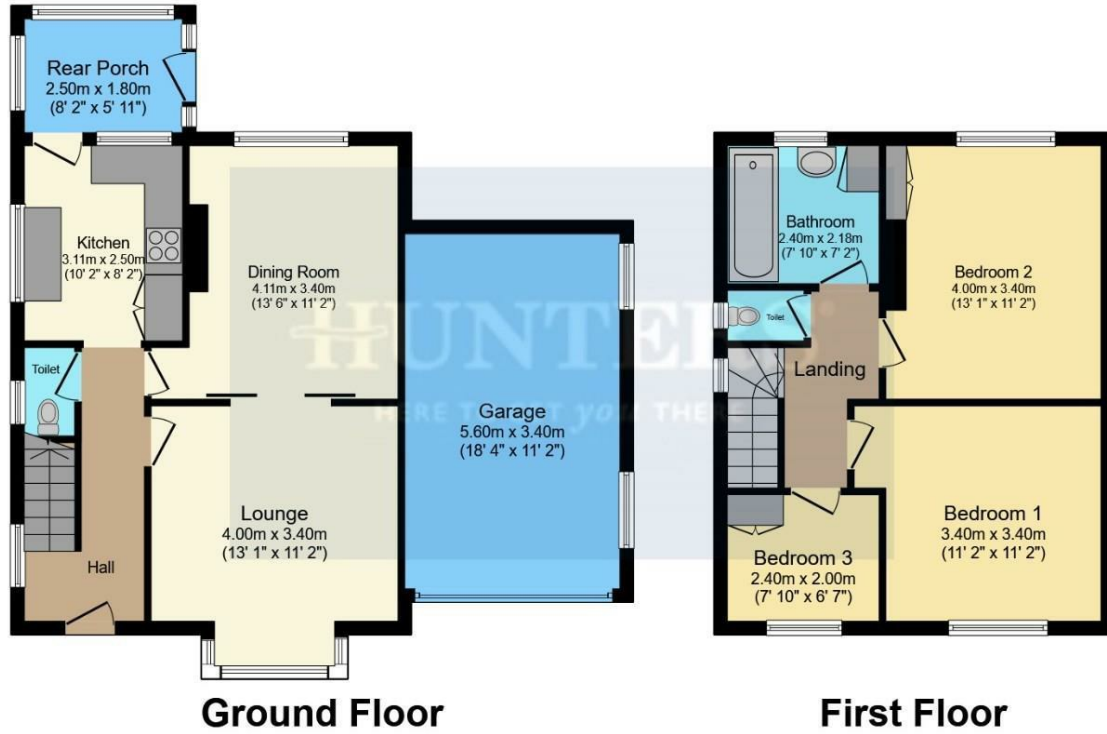
Comprising up and over door, lighting, sockets and built in shelving.

## EXTERIOR

The property boasts great kerb appeal with a commanding elevated position and large corner plot, edged with a stone wall, hosting a large driveway for at least two cars with scope to create much more off road parking if desired, neat lawn and established ivys and shrubs adding plenty of colour throughout. Gateway leads to a side path giving access to the rear garden. To rear of the property is a fully enclosed, tranquil leafy garden, hosting a large patio area between the house and the lawn offering a great space to entertain in the summer months, a raised neat lawn area and well established borders hosting an array of established tree and shrubs.



# Floorplan



Total floor area 114.4 sq.m. (1,232 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



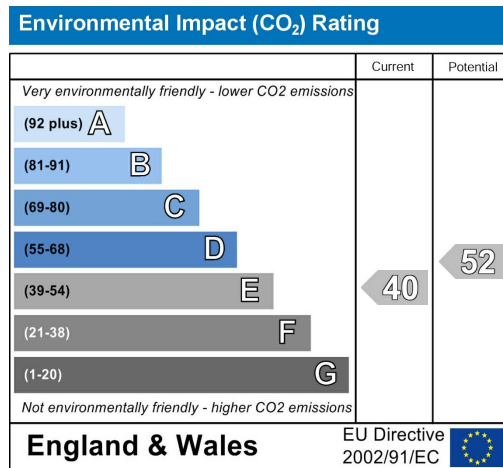
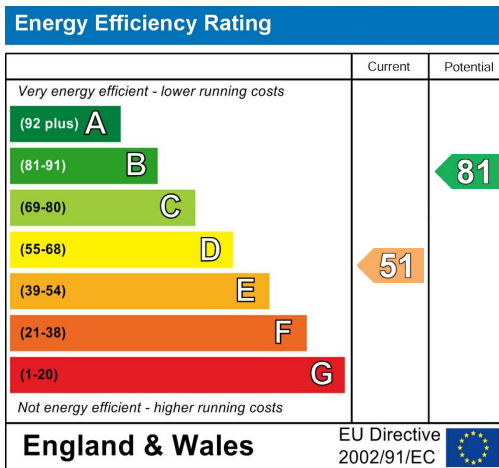








## Energy Efficiency Graph



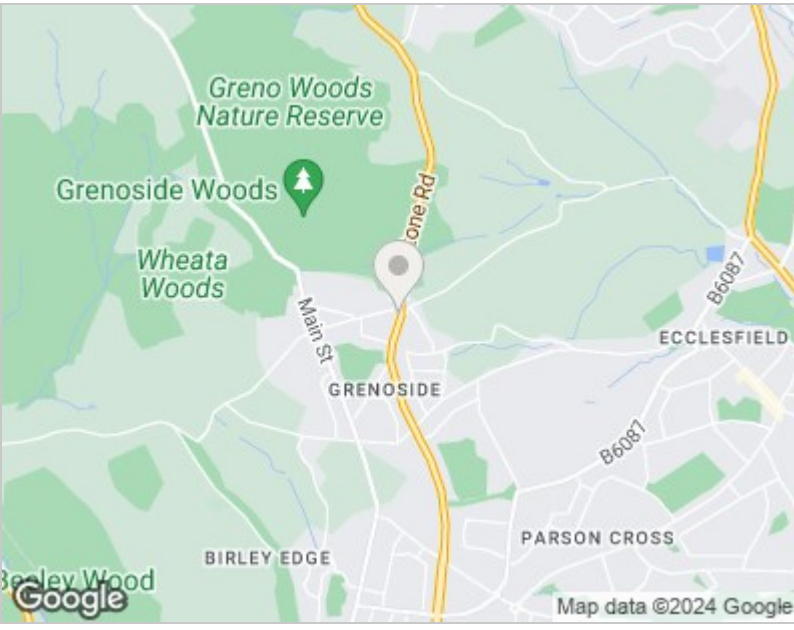
## Viewing

Please contact our Hunters Chapeltown Lettings Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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