



## Townend Road

Unknown, S35 9YY

Guide Price £300,000 - £325,000

 4  3  2  TBC

- 4 BED STONE CHARACTER PROPERTY
- CHARMING ORIGINAL FEATURES
- LIGHT AND AIRY FEEL WITH TALL CEILINGS
- CASCADING GARDENS
- GOOD COMMUTER LOCATION & CLOSE TO AMENITIES
- GENEROUS DIMENSIONS THROUGHOUT
- BLANK CANVAS TO PUT YOUR OWN STAMP ON IT
- PLENTY OF STORAGE
- OFF ROAD GATED PARKING
- COUNCIL TAX BAND C

# Townend Road

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GUIDE PRICE £300,000 - £325,000. Nestled on Townend Road, this charming 4 bed stone-built terrace house offers a unique blend of character and modern living. Originally an old bank and commercial property, this home has been thoughtfully transformed while retaining its historical charm. With four spacious bedrooms, it provides ample room for families or those seeking extra space.

Located close to an array of amenities, a short amble to the local park, surrounded by reputable schools, serviced by good bus routes, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

As you step inside, you will be greeted by impressive room dimensions, with tall ceilings throughout, that create a sense of openness and light throughout the property. The stylish new kitchen is a highlight, perfect for culinary enthusiasts and family gatherings alike as it seamlessly opens into a dining area.

One of the standout features of this property is the expansive garden at the rear. This enchanting outdoor space is not only home to a variety of fruit trees and vegetables but also includes an original nail forge, adding a touch of history to your garden. The wisteria and other delightful plants create a picturesque setting, making it an ideal spot for relaxation or entertaining guests.

Briefly comprising entrance hall, cloakroom, downstairs shower room/wc, living room, kitchen, dining room, master bedroom with ensuite shower room, three further good sized rooms and large family bathroom.

This property presents a blank canvas, allowing you to put your personal stamp on it and truly make it your own. With its rich history and modern amenities, this home is a rare find that combines the best of both worlds. Whether you are looking for a family home or a unique investment opportunity, this property on Townend Road is sure to impress. Don't miss the chance to explore all that it has to offer....book your viewing today!



## ENTRANCE HALL

Through solid wooden double doors leads into a roomy entrance hall, a great impression on any guest, hosting a sizeable cloakroom area, tiled flooring perfect for muddy paws or boots and wall mounted radiator.

## LIVING ROOM

15'8" x 15'1" (4.8 x 4.6)

A light and airy living room drenched in natural light through two characterful wood framed arched windows, also hosting a charming white fireplace with tiled surround and cast iron gas fire giving a great focal point to the room and cosy feel in the wintry months, also boasting a wall of fitted bookshelves and cupboards, two wall mounted radiators, aerial point, telephone point and door leading to a vaulted cellar than runs under the kitchen.

## KITCHEN

14'9" x 13'6" (4.5 x 4.13)

A stylish kitchen hosting an array of sleek dark blue wall and base units providing plenty of storage space, contrasting marble effect work surfaces, matching island/breakfast bar, inset Neff induction hob, integrated appliances include: oven/grill, dishwasher, washing machine and microwave, inset stainless steel one and a half bowl sink and drainer with instant hot water tap, original cast iron feature fireplace with decorative tiling, wall mounted radiator, Travertine tiled flooring, 3 double glazed windows and ambient wall lights.

## DINING ROOM

9'10" x 8'2" (3 x 2.5)

A spacious dining area, hosting a long double glazed window overlooking the garden, Travertine tiled flooring, wall lights, wall mounted radiator and solid wood/glazed stable door leading directly out onto the patio area.

## DOWNSTAIRS SHOWER ROOM

7'10" x 4'11" (2.39 x 1.5)

A handy addition to any busy household, comprising double shower cubicle with drench shower, low flush WC, pedestal sink and tiled flooring.

## LANDING

A gallery style landing comprising wall mounted radiator, double glazed window and doors leading to all bedrooms and bathroom.

## BEDROOM 1

14'9" x 13'1" (4.5 x 4)

An elegant master bedroom, benefitting from dual aspect double glazed windows, also hosting a wall of fitted wardrobes, original cast iron feature fireplace, two wall mounted radiators and door leading to the ensuite shower room.

## ENSUITE SHOWER

8'2" x 7'6" (2.5 x 2.3)

A fresh ensuite, tiled in natural tones, comprising large walk in shower, low flush WC, ceramic hand basin, Victorian style cream radiator, wall light and frosted double glazed window.

## BEDROOM 2

13'7" x 13'1" (4.15 x 4)

A further large double bedroom, hosting a wall of fitted wardrobes, aerial point, wall mounted radiator and front facing double glazed window.

## BEDROOM 3

10'9" x 9'10" (3.3 x 3)

A third good sized double bedroom comprising built in wardrobe/storage cupboard, wall mounted radiator and front facing double glazed window.

## BEDROOM 4

8'6" x 6'6" (2.6 x 2)

A single bedroom, nursery or home office if desired, comprising wall mounted radiator and rear facing double glazed window.

## BATHROOM

15'5" x 9'10" (4.71 x 3)

A generously sized family bathroom, comprising bath, white pedestal sink, low flush WC, large built in storage cupboard that also houses the Combi boiler, built in storage unit that also houses a delightful stained glass panel, tiled flooring, wall mounted chrome heated towel rail and double glazed window.

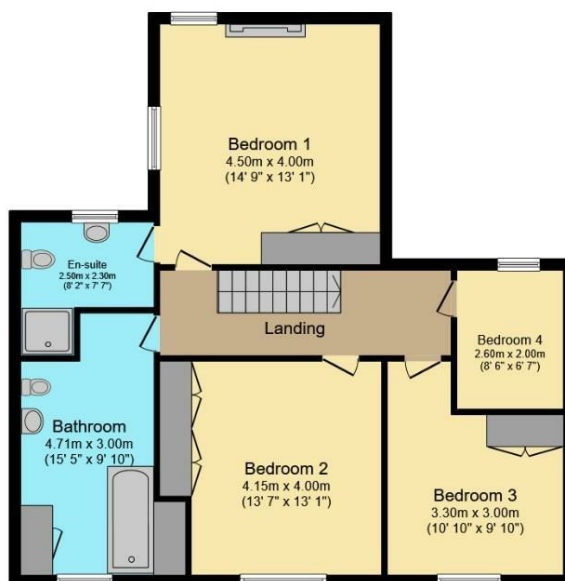
## EXTERIOR

One of the stand out features of this property, is the large plot and the long cascading garden, quintessentially English, full of beautiful blooms and an array of fruit trees including damson, pears, plums, apple and fig, this garden has something for everyone. A sizeable pebbled patio area is first as you exit the house, perfect for that evening aperitif or entertaining in the summer months, through archways of roses and wisteria lead to a further stone slabbed seating area where an original nail forge has now been turned into a tranquil pond, a stone staircase weaves up past fully laden beds, a buzz with flowers and fauna, the top section hosts a summerhouse, a greenhouse for the green fingered amongst us, well stocked vegetable patches and another seating area to catch the evening sun. To the side of the house is a gated car port offering off road parking, which could be extended into the pebble area to provide further parking if desired. An outbuilding/garage provides plenty of outdoor storage.

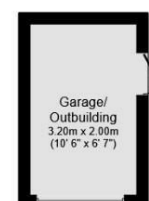
## Floorplan



**Ground Floor**  
Floor area 72.7 sq.m. (782 sq.ft.)



**First Floor**  
Floor area 79.2 sq.m. (853 sq.ft.)



**Garage**  
Floor area 6.4  
sq.m. (69 sq.ft.)

**Total floor area: 158.3 sq.m. (1,704 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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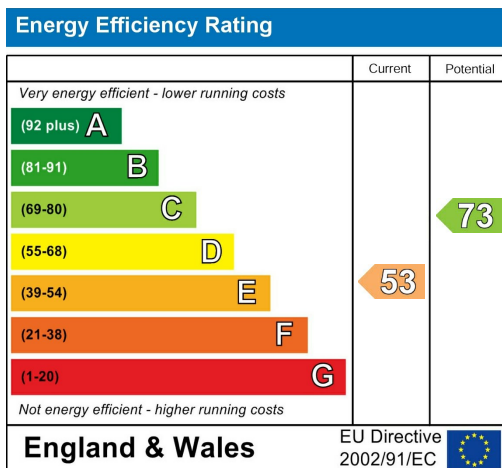








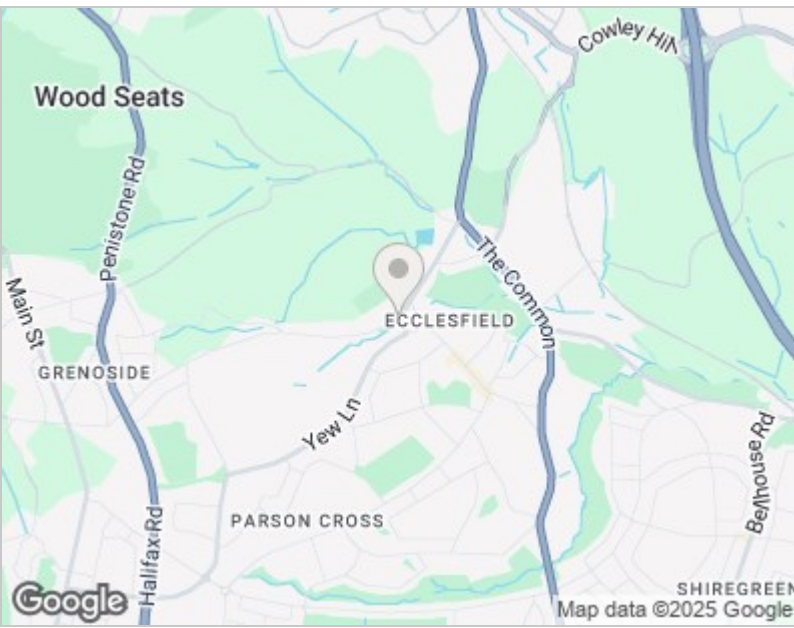
## Energy Efficiency Graph



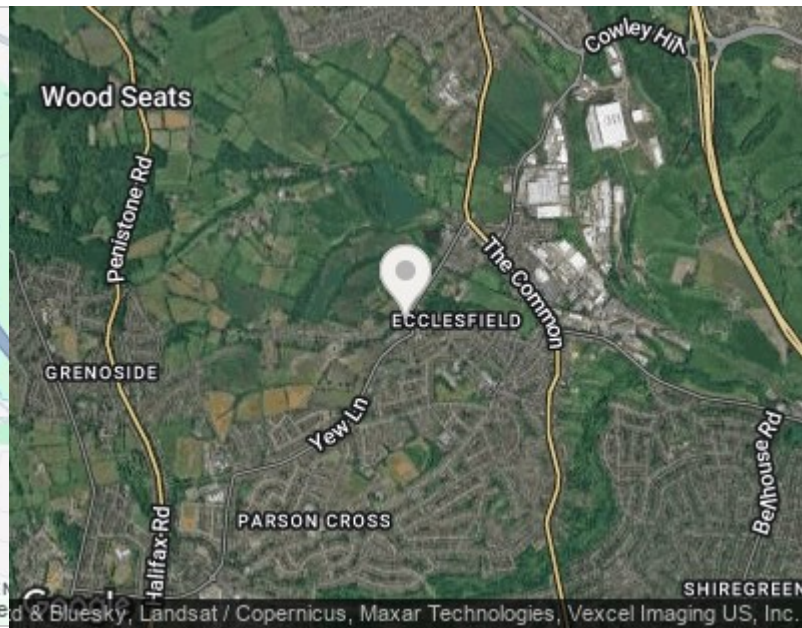
## Viewing

Please contact our Hunters Chapeltown 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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