



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Sawmill Court, Penistone, Sheffield, S36 6FA

Offers Over £365,000

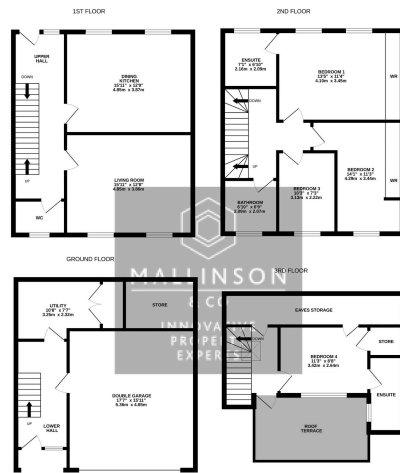
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- DECEPTIVELY SPACIOUS TOWNHOUSE-STYLE HOME
- FOUR VERSATILE BEDROOMS
- CONTEMPORARY OPEN-PLAN DINING KITCHEN
- DOUBLE INTEGRAL GARAGE WITH WORKSHOP
- OFF-STREET PARKING FOR TWO VEHICLES
- ACCOMMODATION ARRANGED OVER FOUR LEVELS
- SPACIOUS PRINCIPAL SUITE WITH ENSUITE
- STUNNING ELEVATED BALCONY TERRACE
- UTILITY ROOM AND EXTENSIVE STORAGE
- EXCELLENT LOCATION CLOSE TO PENISTONE CENTRE



SIMPLY OUTSTANDING, LOCATED JUST A STONES THROW AWAY FROM PENISTONE TOWN CENTRE IS THE DECEPTIVELY SPACIOUS FOUR-BEDROOM TOWNHOUSE-STYLE HOME, OFFERING EXCEPTIONALLY VERSATILE ACCOMMODATION ARRANGED OVER FOUR IMPRESSIVE LEVELS. BEAUTIFULLY PRESENTED THROUGHOUT AND IDEALLY SUITED TO THE GROWING FAMILY PURCHASER, THE PROPERTY COMBINES GENEROUS LIVING SPACES WITH MODERN FITTINGS, PANORAMIC BALCONY VIEWS, A DOUBLE INTEGRAL GARAGE AND EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS



TOTAL FLOOR AREA: 1985 sq.ft. (184.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint calculated 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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	



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