

OFFERS IN THE REGION OF

**£210,000**

**Park Avenue**

Sheffield, S36 6DL

## PROPERTY SUMMARY

A three-bedroom semi-detached home with exciting potential, a good-sized plot and off-road parking. Enjoy shops, excellent schools and the Pennine Trail close by, with Penistone town centre within easy reach. Offered for sale with No vendor chain.

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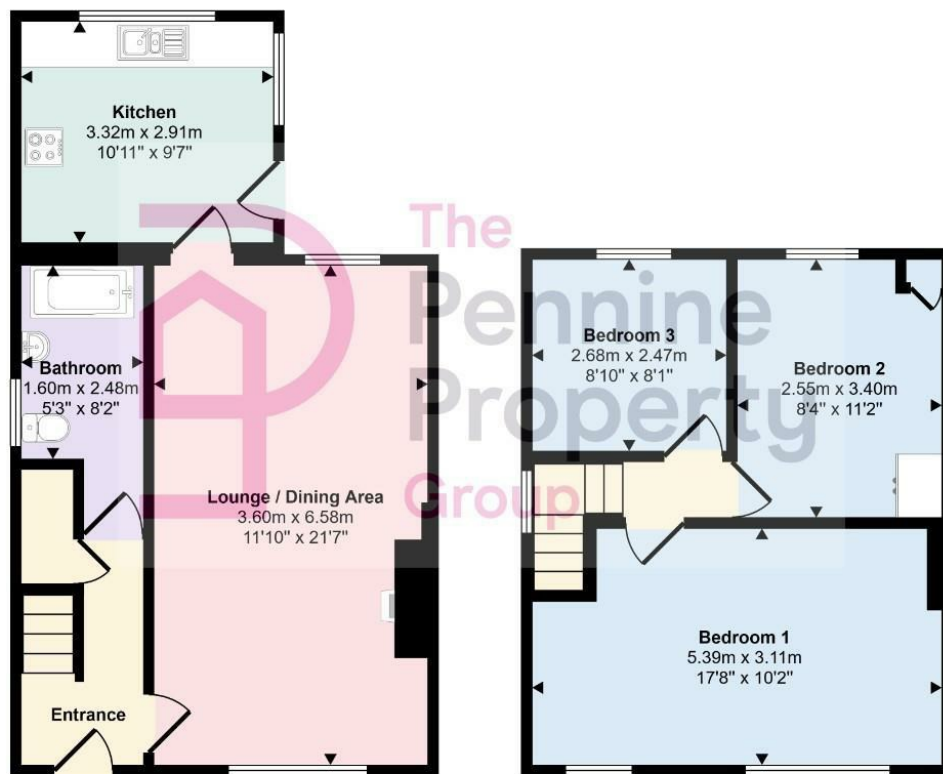








Approx Gross Internal Area  
82 sq m / 883 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft

First Floor  
Approx 36 sq m / 391 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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