



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# New Chapel Road, Penistone, Sheffield, S36 9AG

£317,500

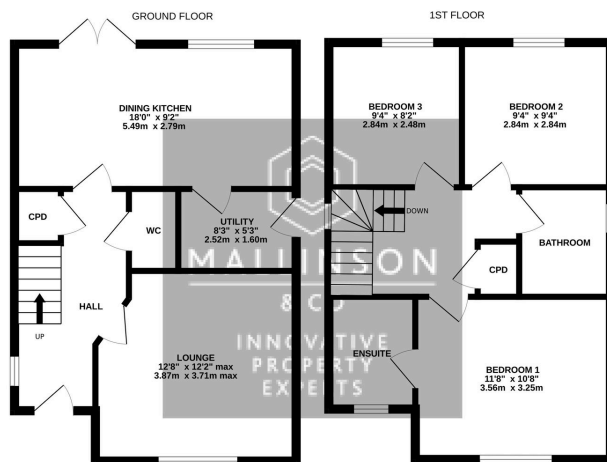
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- HIGHLY REGARDED PERSIMMON HOMES DEVELOPMENT
- 3 BEDROOMS
- WELL PRESENTED THOUGHOUT
- EV CHARGER
- LANDSCAPED SOUTH FACING GARDENS
- DETACHED
- OPEN PLAN KITCHEN AND DINING SPACE
- UTILITY ROOM AND DOWNSTAIRS W.C.
- DETACHED GARAGE WITH PARKING IN FRONT
- CLOSE TO PENISTONE AMENITIES, SCHOOLS & TRANSPORT LINKS



SIMPLY STUNNING ... A MODERN HOME WITH MORE THAN MEETS THE EYE. LOCATED ON A HIGHLY REGARDED PERSIMMON HOMES DEVELOPMENT JUST A STONES THROW FROM PENISTONE CENTRE THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME OCCUPIES A PRIVATE, SECLUDED POSITION AND OFFERS STYLISH, CONTEMPORARY LIVING THROUGHOUT. ENHANCED BY A SUPERB SOUTH FACING GARDEN, ADDITIONAL DRIVEWAY WITH EV CHARGING, AND A THOUGHTFULLY DESIGNED INTERIOR, THIS HOME IS PERFECTLY SUITED TO A COUPLE, FAMILY OR DOWNSIZER ALIKE.



TOTAL FLOOR AREA - 927 sq ft (86.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
 Made with Metrage 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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