Saxton Mee







Green Road Penistone Sheffield S36 6BG
Price £195,000

St Luke's Sheffield's Hospice

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** FREEHOLD ** A well-presented and spacious three-bedroom terraced home, offering well-proportioned accommodation across two floors, together with the added benefit of a tanked cellar, gardens to both the front and rear, and gas central heating. Ideally positioned within easy reach of Penistone's excellent range of local amenities, the Trans Pennine Trail and railway station.

The property is entered via a uPVC entrance door, opening into a welcoming hallway featuring wood-effect laminate flooring. The lounge is a comfortable and inviting reception room, enhanced by decorative coving to the ceiling and a uPVC double-glazed window overlooking the front aspect, allowing natural light to fill the room. To the rear of the property is a generously proportioned kitchen/diner, providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of wood-effect units, complemented by contrasting laminate work surfaces incorporating a sink with mixer tap. Integrated appliances include an electric oven, four-ring hob and extractor hood, whilst additional provisions include plumbing for a washing machine and space for a freestanding American-style fridge freezer. The dining area accommodates a table and chairs, creating a practical and sociable space. A uPVC door with obscure glazing provides direct access to the rear garden.

A further door opens to a staircase descending to the tanked and damp-proofed cellar, offering valuable additional space.

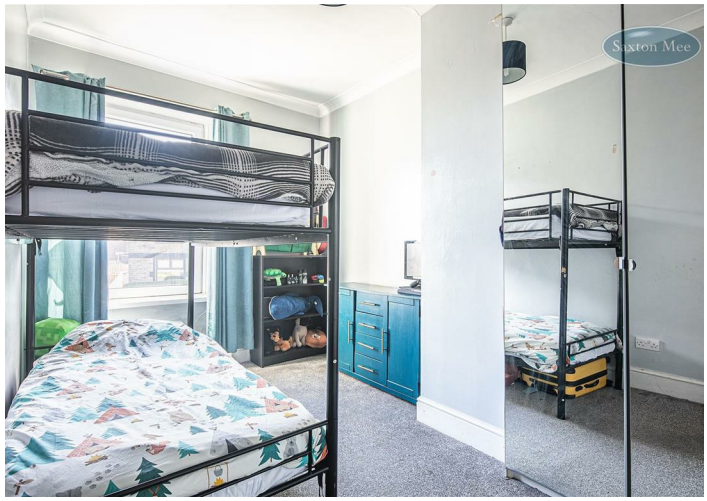
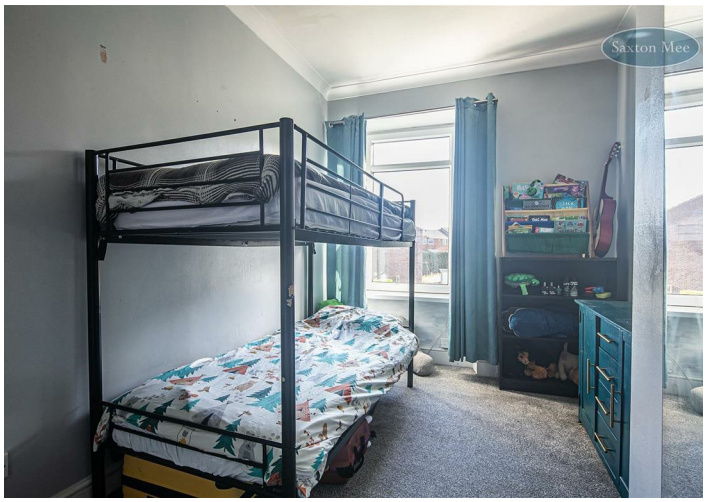
The first-floor landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both double rooms, whilst bedroom three is a good-sized single room, equally suited for use as a nursery, home office or guest bedroom.

The family bathroom is fitted with a contemporary three-piece white suite comprising a bath with chrome mixer tap and separate Mira electric shower over, a wash basin and a WC. The room also houses the Worcester Bosch combination boiler.



- WELL-PRESENTED THREE-BEDROOM TERRACED HOME
- SPACIOUS AND INVITING LOUNGE
- WELL-EQUIPPED KITCHEN/DINER
- MODERN THREE-PIECE FAMILY BATHROOM
- TANKED AND DAMP-PROOFED CELLAR
- GARDENS TO BOTH FRONT AND REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CONVENIENT FOR PENISTONE AMENITIES, RAILWAY STATION AND TRANS PENNINE TRAIL






OUTSIDE
To the front of the property is an attractive, low-maintenance garden, thoughtfully landscaped with traditional dry stone walling, a block-paved pathway, raised stone flowerbed and an artificial lawn, creating a welcoming approach to the home. To the rear is a beautifully presented, enclosed courtyard, finished with stone flag paving and complemented by perimeter fencing and walling, providing a private and easy-to-maintain outdoor space. The courtyard also benefits from a right of access to the rear.

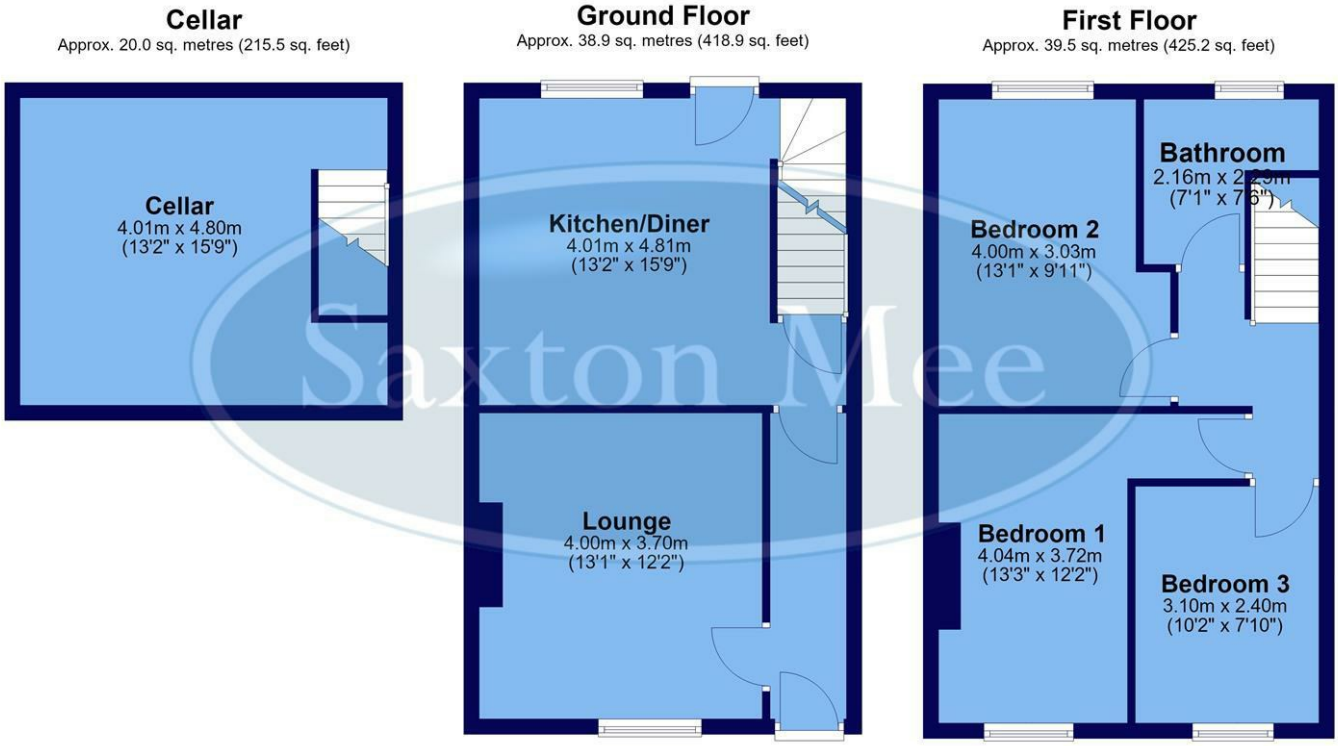
LOCATION
Green Road is situated in the popular market town of Penistone, South Yorkshire, offering a convenient location with access to local amenities, transport links and the surrounding countryside. Penistone provides a range of everyday facilities, including independent shops, supermarkets, cafés, restaurants, schools and leisure amenities. The town is also well positioned for access to nearby centres such as Barnsley, Sheffield and Huddersfield. The area benefits from attractive countryside surroundings, with opportunities for walking, cycling and outdoor recreation. Penistone railway station provides connections to Sheffield and Huddersfield, while the surrounding road network offers access to neighbouring towns and villages.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: A

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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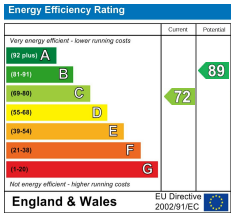


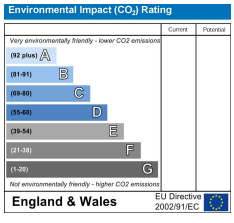
Total area: approx. 98.4 sq. metres (1059.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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