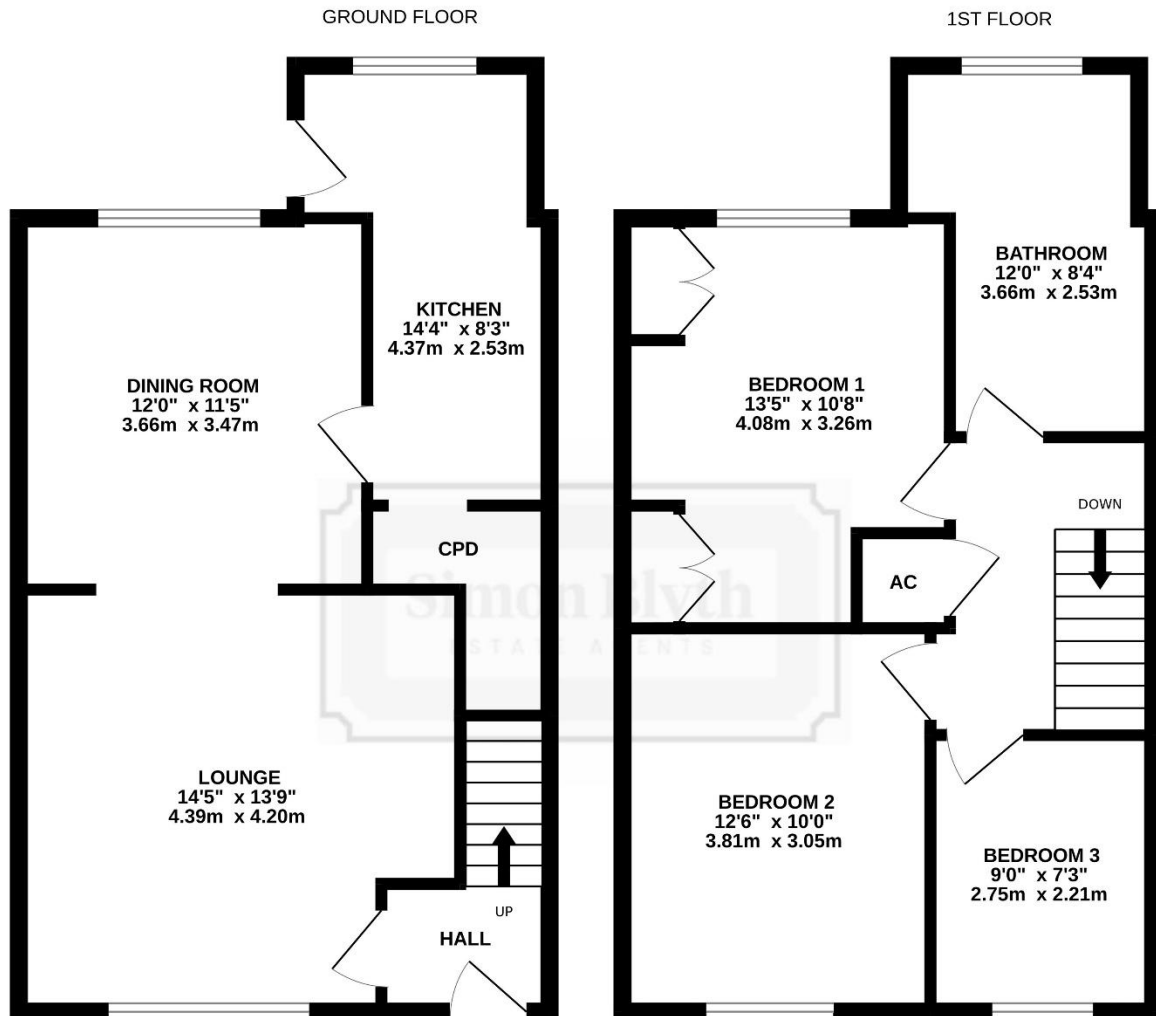




**BERRYWELL AVENUE, PENISTONE, S36 6FU**

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BERRYWELL AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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## PROPERTY DESCRIPTION

\*\*\*For sale by Modern Method of Auction, Starting Bid Price £170,000 plus Reservation Fee\*\*\*

OCCUPYING AN EXCELLENTLY PROPORTIONED PLOT AND WALKING DISTANCE TO THE TRANSPENINE TRAIL WE OFFER TO THE MARKET THIS MATURE THREE BEDROOM END TERRACE PROPERTY WITH FABULOUS SCOPE FOR RENOVATIONS OR IMPROVEMENTS IN THIS HIGHLY REGARDED SEMI-RURAL VILLAGE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE ACCOMMODATION BRIEFLY COMPRISES: To ground floor, entrance, kitchen, living/dining room, rear entrance hall. To the first floor, there are three bedrooms and bathroom. Outside there are gardens to three sides, driveway providing off street parking. With properties such as this in such a highly regarded location we expect interest to be high therefore an early viewing is recommended.

**STARTING BID PRICE £170,000**

### ENTRANCE

Entrance gained via uPVC and obscured glazed door into kitchen.

### KITCHEN

Featuring a range of wall and base units in a shaker style with laminate worktops. There is an integrated cooker with a four-burner gas hob and extractor hood over. The room benefits from a ceiling light, central heating radiator, and plumbing for a washing machine. An archway leads to an open understairs area providing space for a fridge and freezer. Natural light is gained via a uPVC double glazed window to the front, and a door gives access through to the living/dining room.



### LIVING DINING ROOM

A spacious main reception room with a dual-aspect outlook, offering ample space for both lounge furniture and a dining table and chairs. The dining area benefits from a ceiling light and a uPVC double glazed window to the front. The lounge area features a further ceiling light, exposed beams, and a uPVC multi-panel bay window to the rear. A door provides access to the rear entrance hall.



### REAR ENTRANCE HALL

Entrance is gained from the garden via a uPVC door with an obscured glazed side panel. There is a ceiling light and central heating radiator, and from here a staircase rises to the first floor landing.



### FIRST FLOOR LANDING

With ceiling light and access to the loft via a hatch. From here we gain access to the following rooms;

### **BEDROOM ONE**

A rear facing double bedroom, with ceiling lights, central heating radiator and uPVC double glazed window to rear.



### **BEDROOM TWO**

A further double bedroom, front facing with ceiling light, central heating radiator and uPVC double glazed window to front enjoying views towards Green Road and open fields beyond.



### **BEDROOM THREE**

Rear facing, with ceiling light, central heating radiator and uPVC double glazed window to rear.



## BATHROOM

Comprising a four-piece suite in the form of a close-coupled W.C., pedestal wash basin with mixer taps over, a corner bath with mixer taps and a separate shower cubicle with shower attachment.



## OUTSIDE

The property benefits from gardens to three sides and a driveway providing off-street parking, or potential for garaging subject to the necessary planning and consents. To the front, there are several raised beds planted with a variety of plants and shrubs, which continue along the side of the property, leading to the driveway and the rear garden, which is of a generous size and predominantly laid to lawn.



## **ADDITIONAL INFORMATION**

EPC rating – D-67

Property tenure – Freehold

Council tax band – A

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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PROPERTY VIEWING NOTES

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### MAIN CONTACTS

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