



30 Lees Avenue, Penistone

£220,000

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Lees Avenue, Penistone

Occupying a pleasant position on the popular Lees Avenue in Penistone, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, with the added benefit of a conservatory and well-proportioned living spaces. Ideally suited to families, first-time buyers or those looking to move within this sought-after area, the property provides comfortable accommodation across two floors.

The property is entered via a welcoming entrance hall, providing access to the principal ground-floor accommodation. The living room offers a comfortable and inviting space in which to relax, with ample room for a range of freestanding furniture and plenty of natural light.

A particular feature of the home is the separate dining room, providing an excellent setting for family meals and entertaining. From here, the accommodation flows through to the conservatory, which provides valuable additional living space and enjoys views towards the rear garden. With direct access outside, the conservatory creates an attractive connection between the house and garden and is ideal for use as an additional sitting area, playroom or home-working space.

The kitchen provides a practical workspace with a range of fitted storage and preparation areas, offering excellent potential for everyday family living.

To the first floor, a notably spacious landing provides access to three bedrooms and the family bathroom. The bedrooms offer flexible accommodation suitable for a growing family, guests or those requiring dedicated home-office space, while the family bathroom serves the first-floor accommodation.

Externally, the property benefits from outdoor space to the front and rear, with the rear garden providing an ideal setting for relaxing, entertaining and enjoying the warmer months.

Situated in the popular market town of Penistone, the property is conveniently positioned for access to the town's wide range of



- Three-bedroom semi-detached family home
- Spacious and well-proportioned accommodation
- Generously sized first-floor landing
- Gardens to the front and rear
- Modern Kitchen
- Popular Lees Avenue location in Penistone
- Conservatory overlooking the rear garden
- Three well-proportioned bedrooms
- Convenient for local schools, amenities, transport links and countryside
- Open plan Living and Dining Room



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