



Green Road Penistone Sheffield S36 6BG
Guide Price £165,000

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GUIDE PRICE £165,000-£175,000 ** FREEHOLD ** Offered for sale with no onward chain, this deceptively spacious, stone-fronted terrace property provides well-proportioned accommodation arranged over three floors, offering three double bedrooms, a fully enclosed rear garden with no third-party access and a brick-built outbuilding. The property also benefits from double glazing and gas central heating.

Requiring a programme of modernisation, the property presents an excellent opportunity for a purchaser to update, improve and personalise the accommodation to their own taste and requirements, while retaining a number of attractive original features.

The ground floor comprises a lounge featuring fitted shelving to either side of the chimney breast, a feature fireplace and original stripped pine floorboards. These continue through the inner lobby into the separate dining room, which enjoys an attractive cast-iron open fireplace.

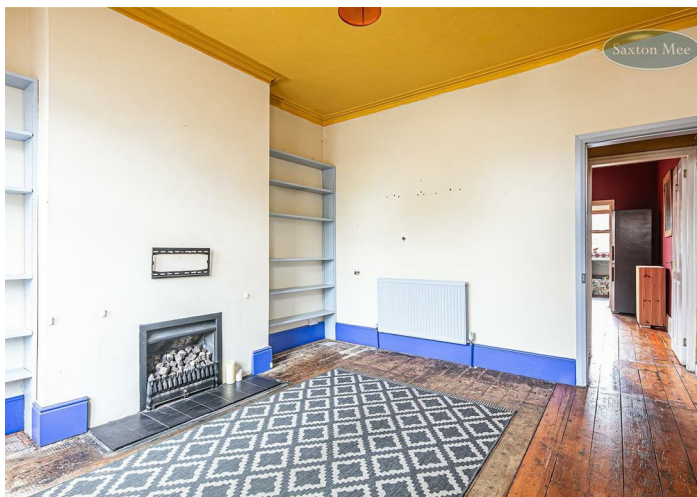
The off-shot kitchen is fitted with a range of units, incorporating a worktop with inset sink and drainer. There is tiled flooring, an integrated electric oven, four-ring gas hob and extractor hood.

A door from the dining room provides access to the cellar head, with steps leading down to the cellar, which is divided into two rooms and retains the original stone table.

To the first floor are two generously proportioned bedrooms and a three-piece family bathroom comprising a freestanding bath with overhead shower, WC and wash basin. A useful cupboard houses the gas boiler. The main bedroom, positioned to the front of the property, features an attractive cast-iron fireplace. The landing also provides useful storage beneath the attic stairs.

The second floor is home to the third double bedroom, which benefits from a large dormer window, filling the room with natural light while maximising the available floor space.

- THREE DOUBLE BEDROOM TERRACE
- SPACIOUS ACCOMMODATION OVER THREE LEVELS
- LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR
- SOUGHT AFTER LOCATION
- HIGHLY REGARDED SCHOOLS
- BUS & RAIL SERVICES
- M1 ACCESS





OUTSIDE

A stone wall and wrought iron gate open to a pathway leading to the front entrance, with a small, gravelled garden to the fore. Shared access to the rear of the property and the garden, which enjoys a south-facing aspect. The garden benefits from no third-party access, offering a good degree of privacy, and further features a brick-built outbuilding, providing useful additional storage.

LOCATION

Penistone centre offers a number of local amenities including a comprehensive range of shops, pubs, eateries and recreational activities. The surrounding schools are heralded with an exceptional reputation which cover all age groups, including Penistone Grammar School. The property is incredibly well served with the M1 motorway network within close proximity which provide access to Leeds, Sheffield and Manchester. On the cusp of open countryside and in close proximity the Pennine Trail.

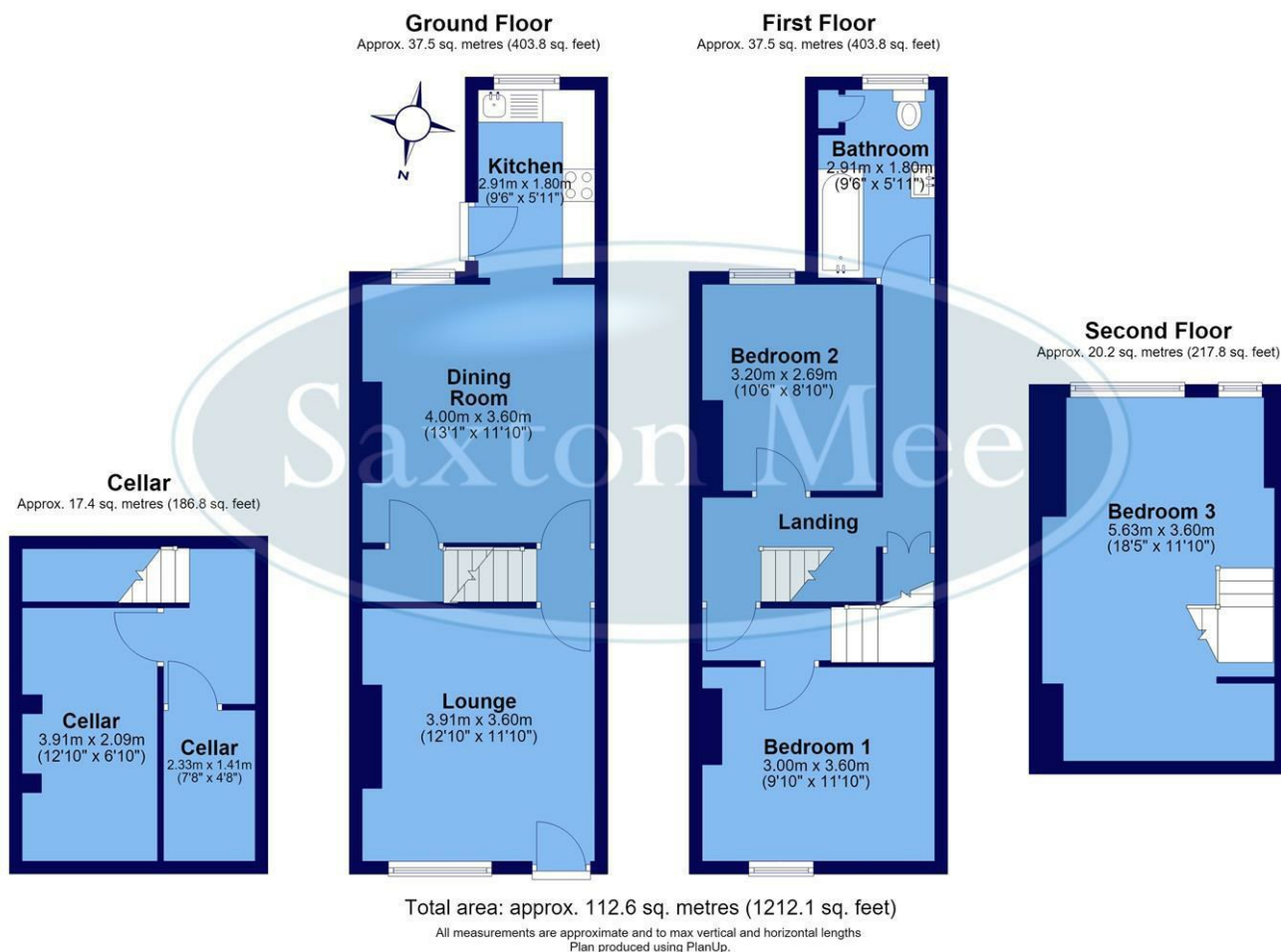
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore 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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