



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Castle Garden Street, Penning Fold, Sheffield, S36 8BE

Offers In Region Of £339,950

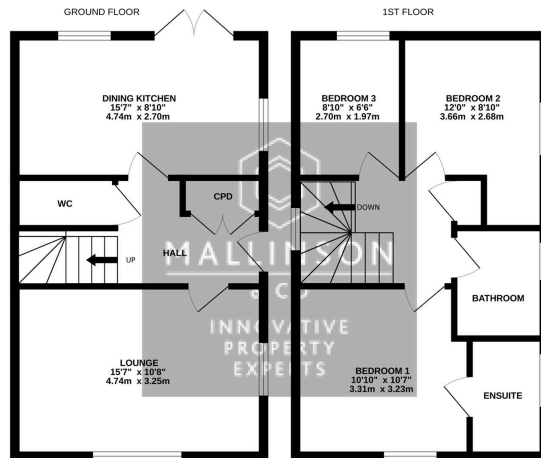
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- THREE BEDROOM DETACHED
- NO ONWARD CHAIN
- WITHIN THE 10-YEAR NHBC WARRANTY
- DOWNSTAIRS W.C
- OFF STREET PARKING & EV CHARGER
- CONTEMPORARY FAMILY LIVING
- LOCATED CLOSE TO PENISTONE'S AMENITIES
- EN-SUITE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION



AN ATTRACTIVE THREE BEDROOM DETACHED HOME OCCUPYING A DESIRABLE POSITION WITHIN THE PENNING FOLD DEVELOPMENT, THIS BARRATT-BUILT PROPERTY OFFERS CONTEMPORARY FAMILY LIVING WITH THE ADVANTAGE OF NO ONWARD CHAIN. THE 'MORESBY' STYLE HOME IS BEAUTIFULLY PRESENTED AND OFFERS WELL-PROPORTIONED, LIGHT-FILLED ACCOMMODATION THROUGHOUT, CONVENIENTLY LOCATED CLOSE TO PENISTONE'S AMENITIES, WELL-REGARDED SCHOOLING AND THE RAILWAY STATION. THE PROPERTY FURTHER BENEFITS FROM THE REMAINDER OF THE 10-YEAR NHBC WARRANTY.



TOTAL FLOOR AREA: 819 sq.ft. (76.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, fixtures and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Hoxpax 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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