



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Shrewsbury Close, Penistone, Sheffield, S36 6DX

Offers Over £120,000

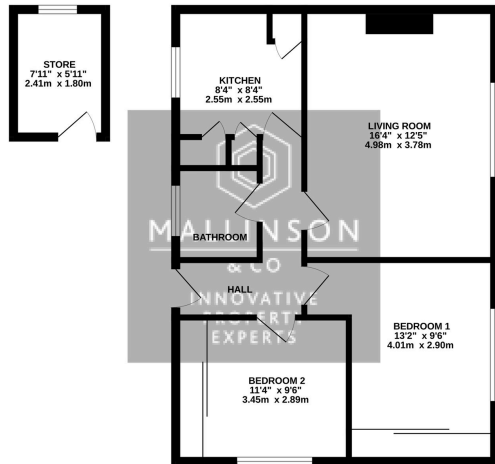
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- APARTMENT
- 2 DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- COMMUNAL GARDENS
- WELL PRESENTED THROUGHOUT
- FIRST FLOOR
- MODERN KITCHEN
- LOUNGE DINER
- OUTBUILDING
- CLOSE TO PENISTONE CENTRE AMENITIES & TRANSPORT LINKS



OCCUPYING A HIGHLY CONVENIENT CENTRAL PENISTONE LOCATION, THIS WELL-APPOINTED TWO DOUBLE BEDROOM APARTMENT PRESENTS AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS ALIKE. OFFERING GENEROUS LIVING ACCOMMODATION INCLUDING A SPACIOUS LOUNGE DINER, MODERN FITTED KITCHEN AND CONTEMPORARY BATHROOM, THE PROPERTY IS READY TO MOVE STRAIGHT INTO. BENEFITTING FROM ITS OWN PRIVATE PATIO AREA, USEFUL OUTBUILDING STORAGE AND COMMUNAL GARDENS, THE APARTMENT ENJOYS THE PERFECT BALANCE OF LOW-MAINTENANCE LIVING AND OUTDOOR ENJOYMENT. POSITIONED WITHIN WALKING DISTANCE OF PENISTONE HIGH STREET, LOCAL AMENITIES, THE RAILWAY STATION AND THE POPULAR TRANS PENNINE TRAIL, THIS IS A PROPERTY PERFECTLY SUITED TO MODERN LIFESTYLES.



TOTAL FLOOR AREA - 603sq ft. (56.0 sq.m.) approx.
When calculating the floor area, it should be assumed that the measurement of stairs, walkways, doors and open areas are appropriate and no responsibility is taken for any error or omission in measurement. This plan is a general guide only and should be used as a guide for information purposes only. The landlord, agent and advertiser shall not be liable for any error or omission in measurement. The landlord, agent and advertiser shall not be liable for any error or omission in measurement. The landlord, agent and advertiser shall not be liable for any error or omission in measurement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(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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